

United States Department of the Interior
National Park Service

National Register of Historic Places
Multiple Property Documentation Form

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

☒ New Submission ☐ Amended Submission

A. Name of Multiple Property Listing

Residential Resources of Wichita, Sedgwick County, Kansas 1870 – 1957

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

Residential Development of Wichita 1870 – 1957
Multi-family Residential Development 1900 – 1957

C. Form Prepared by

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city or town Wichita state KS zip code 67202-1688

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (See continuation sheet for additional comments.)

Signature and title of certifying official Date

State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper Date of Action

Wichita Residential Resources 1870 – 1957

Sedgwick, Kansas

Name of Multiple Property Listing

County, State

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Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

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- Primary Location of additional data:**
- ☐ State Historic Preservation Office
 - ☐ Other State agency
 - ☐ Federal agency
 - ☒ Local government
 - ☐ University
 - ☐ Other

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 120 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the National Register of Historic Places, National Park Service, 1849 C St., NW, Washington, DC 20240.

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Continuation Sheet**

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**Residential Resources 1870-1957
Wichita, Sedgwick County, Kansas**

E. STATEMENT OF HISTORIC CONTEXTS

This multiple property context statement is based on previous surveys conducted in Wichita's oldest residential neighborhoods identified as Midtown, Riverside, Delano, Friends, McAdams, Dunbar, Fairmount and College Hill. In recent years, approximately 12,000 residential structures have been surveyed identifying house types, architectural styles, contractors and builders with accompanying historic contexts for the neighborhoods. Several historic neighborhoods have yet to be surveyed, however they share a commonality of development history that is evident in their architectural styles and house types. For this purpose, the geographic boundary of the Wichita City Limit as it appeared in 1960 will be used.

Two historic contexts and three associated property types have been identified for this statement. Surveys of the other neighborhoods within the 1960 City Limit may provide additional historic contexts that are related to historic trends, architecture and significant individuals.

The following ten appendices are compilation of research files generated during the compilation this document. They represent the breadth of historic documentation available in the Wichita Historic Preservation Office.

Appendix E-1 Biographies Wichita Architects, Contractors and Builders, 1880-1957

Historic Contexts

Residential Development in Wichita 1870 – 1957
Multi-family Residential Development 1870 - 1957

Associated Property Types

Single-Family Residence
Multi-Family Residence
Residential Historic District

OVERVIEW OF WICHITA'S HISTORY

Kansas Nebraska Act and the Osage Treaty

The geographic area we know as Kansas was marked on early 19th century maps as part of the "Great American Desert".¹ Archaeological evidence indicates that the site of present-day Wichita, which is located at the

¹ H. Craig Miner, *Kansas: The History of the Sunflower State, 1854-2000* (Lawrence: University Press of Kansas, 2002), 33.

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junction of the Big and Little Arkansas Rivers in south central Kansas, has served as a trading center and meeting place for at least eleven thousand years. Early inhabitants were nomadic, following the game they hunted throughout the central continent. European explorers may have first visited Kansas in 1541, when the Spaniard Francisco Vazquez de Coronado hunted for the mythical "golden" cities of Quivira. French and American explorers followed in later centuries. Before the 1803 Louisiana Purchase, this land was part of the unrecorded history of the Native American tribes that lived off the abundance of the land and wandered at will, following the herds of buffalo. Until the Lewis and Clark Expedition of 1804, only the journals of Francisco Vazquez de Coronado document exploration of the area. Other explorers followed Lewis and Clark. Among them were Zebulon Pike (1806), Stephen Long (1819-1820) and John Fremont (1842).² The Santa Fe Trail followed the meandering Arkansas River and the Oregon Trail crossed the state in the northeast corner of the territory. There was little question of Kansas becoming a state because it had been designated as the Indian lands for both indigenous and tribes moved from back east. White settlement was prohibited, and trading only allowed by special license procured through the Indian office in Washington, D.C. Prior to 1854, people in the region were the Indian tribe population, travelers along the Oregon and Santa Fe trails, trading and military outposts, and missionaries.

Great discourse occurred in Washington regarding the dilemma of the 1850 Missouri Compromise and the treaties establishing the Kansas territory as Indian lands protected from white settlement. The ensuing Kansas Nebraska Act of 1854 repealed the 1850 Missouri Compromise and championed the idea that settlers in the new territories would determine whether the state be "Free" or "Slave". Kansas was admitted as a state in January 1861. Although now a part of the Union, there were still questions about the ceding of the Osage lands in south central Kansas. The Osage held over eight million acres of land in 1863. The Osage Treaty of 1865 ceded over four million acres opening the area for settlement and the remaining acreage held in trust and sold as needed.³ Some 15,000 settlers swarmed into the restricted lands anticipating the future opening of the Osage Trust Lands to settlement. Although legal disposition of the Osage lands was not finalized, the Kansas legislature created Sedgwick County in 1867. In 1869, Congress passed a joint resolution giving preemption rights to settlers already homesteading Osage Trust Lands allowing purchase of land for \$1.25 per acre.

The forces of westward expansion and financial rewards attracted the first white settlers to the area in the 1850s and 1860s, some of whom realized great profits from hunting and trapping the wildlife and trading with the native population. Among them were James R. Mead, Jesse Chisholm, William Greiffenstein, and William Mathewson; men who later shared a vision for a city on the prairie.

Efforts to organize the county began in 1869 and in April of 1870 the first election was held. Darius Munger and William Greiffenstein proffered two plats for the City of Wichita in March 1870. Congress passed an appropriations bill in 1870 that further assisted settlers in gaining clear title to Osage lands by only having to

² Ibid.

³ H. Craig Miner, *Wichita: The Early Years 1865-1880* (Lincoln: University of Nebraska Press, 1982), 121.

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prove that the land was cultivated and improved. The bill was passed on July 15, 1870 and on July 21 the Wichita was incorporated. Wichita's economic foundation was established five years earlier with the partnership of James Mead and William Greiffenstein and the trade with the Wichita Indians.

Growth of Wichita 1869 – 1900

The first recorded permanent settlement was a collection of grass houses built in 1863 by the Wichita Indians. Due to the tribe's pro-Union sentiment in the midst of the Civil War, the Wichita moved north from Indian Territory (present-day Oklahoma) under the protection of the U.S. government. J. R. Mead, among others, established profitable businesses trading with the Wichita and supplying the government agency charged with



Wichita wheat field, circa 1887, Wichita-Sedgwick County Historical Museum

their protection. When the region's native peoples were "removed" to Indian Territory in 1867 to open the area for white settlement, the trading business followed them, using the Wichita site as a base and establishing the Chisholm Trail as a route of north-south transport.

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The city incorporated in 1870 and town boosters set out to secure Wichita's place as a regional industrial and commercial center. In 1872, the railroad arrived, and Wichita became the destination for Texas cattle being driven north along the Chisholm Trail for shipment by rail to eastern markets. Wichita had a rough and tumble existence during the short-lived cow town years. The cattle industry coupled with the grain and milling market, led to rapid growth of the community. Wichita's fertile farmland fed the burgeoning town, as well as the nation. Wichita was in the full throes of the nationwide real estate boom of the mid-1880s --- it was, in fact, one of the most frantic places in the nation. A Bradstreets survey of 1887 found that Wichita ranked third in the nation in absolute volume of real estate operations, behind New York City and Kansas City, outranking larger cities such

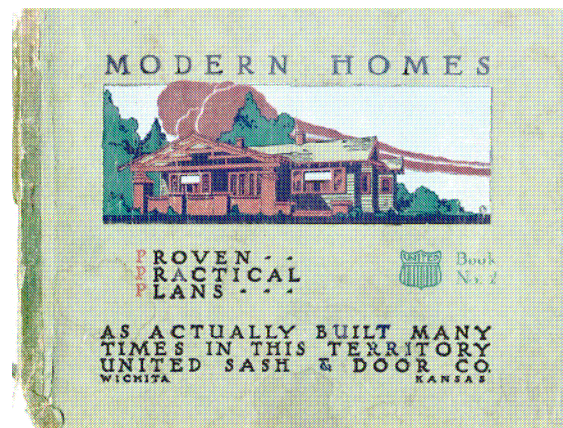
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as Chicago and Brooklyn.⁴ By 1886 Wichita was incorporated as a city of first class, and was established as the region's principal city.



Wichita businessmen routinely published magazine supplements and promotional publications to entice people and businesses to locate here. Corn is King was published in 1895 and the Kansas Farmer's Star was published in 1909. In addition to publications, groups of businessmen would take train trips to surrounding communities in adjacent states to promote Wichita businesses.

By 1900, three major rail lines passed through the city. Wichita had become an industrial center by the early twentieth century. By 1920, Wichita was the nation's ninety-sixth largest city and Sedgwick County had a population of 92,234. By 1930, the county's population had ballooned to 136,330.

In addition to promotional publications and magazine supplements, Wichita businesses produced catalogs itemizing the breadth of services offered and goods available. United Sash and Door published several catalogs that showcased floor plans for new construction, built-in cabinetry, colonnades and other fine finishes for the home.

Agriculture and Industrial Center: the Peerless Princess of the Plains 1870 – 1945

The city experienced its initial growth during the post-Civil War era. In 1880, the population of Wichita was 5,482; by 1887 it had increased to 31,760. During a single year's time, 1886-1887, the population rose a staggering sixty percent. Advertisements in 1887 claimed that 2,600 buildings had been erected in a twelve-month period. As the city boomed under the publicity that speculators sent back east, Wichita grew rapidly.

⁴ H. Craig Miner, *Wichita: The Magic City* (Wichita, KS: Wichita-Sedgwick County Historical Museum Association, 1988), 56-57.

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An illustrated promotional map of 1887 depicted trains and stagecoaches racing from all points of the compass toward Wichita, the “Peerless Princess of the Plains”, the “New Chicago”, the “Jerusalem of the West.” Growth in population and commerce fed each other and the exciting prosperity spiraled upward in the late 1880s.

The railroads were bringing not only the new residents, but also the building materials for their ventures. In 1887 the boom was at its zenith, thirteen lumber companies spread along Douglas Avenue on both the east and west sides of the Arkansas River. Numerous other enterprises that dealt in dry goods, hardware, furniture, and amenities were also in abundance. The 1887 city directory listed no less than 187 real estate companies ready to sell the newcomers a bit of the future, which calculates to an average of one company for every 170 people in town, including children.

In 1889 Wichita’s population growth reversed itself and a rapid decline began as the boom ended. Speculators pulled out of town, lot prices plummeted, and the city itself was in debt. To keep up the image of a prosperous city, Wichitans stretched the city’s pocketbook and hired noted architects to design prestigious new structures to house the city and county administrative offices. The Sedgwick County Courthouse (NRHP) on North Main Street was completed in 1889; after much wrangling over location, the Wichita City Hall (NRHP) was ready for occupancy in 1892 on South Main Street. Further municipal expenses for gas, electricity, fire and police protection, and street maintenance led to budget cuts and loss of employment. At the turn of the 19th century, an economic depression known as “the bust” was a sobering end to the previous high spirits in Wichita.

“Boom” and “bust” are terms that have been used since the late 19th century to describe the economic expansions and contractions of business activity. Such cycles occurred in all parts of the United States at varying time periods and depending on local circumstances. Booms were typically fueled by real estate sales, immigration, commerce, and industry. Busts occurred when the markets were saturated and supply out-priced or outstripped demand.

Chicago experienced a recession due to the Great Fire of 1871 and when the economy began to recover, a frenetic platting boom caused subdivisions that would have provided space for fifteen million residents, roughly five times the present-day population. Spokane, Washington boomed during speculation due to gold and mineral mining as well as plentiful timber and productive farming. By the 1880s Spokane was a center for agricultural and industrial fairs. However, the economy turned bust after a catastrophic fire destroyed the city center in 1889. Los Angeles boomed in the 1880s from accounts of the region’s beauty that resulted in shameless speculation by boosters, but by the 1890s drought stagnated the glamorous expansion. Minnesota was the greatest wheat-producing state in the U.S. in the early 1880s, which caused Minneapolis to become the premier flour-milling city. But the growth slowed, prices dropped, and a wheat bust occurred at the end of the decade when more grain was produced than there were adequate buyers.

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The 1886 real estate market also pushed up land prices in Kansas, Nebraska, and Dakota Territory. As in other western states, railroads advertised for settlers to occupy the land granted to them by the U.S. government. The railroads also provided financing, claiming the land was so fertile that farmers could easily earn back the cost of their farms. At that time, mortgages on Western properties were yielding six to eight percent compared to four percent in the Eastern markets. This led to such a frenzy of lending that there often weren't enough borrowers in the Great Plains to fulfill the eager lenders in the East.

The land speculation and prosperous farming in Kansas directly affected the economy in Wichita by creating a metropolitan center for milling, stockyards, packing plants, and railroad shipping of agricultural products. The sale of retail goods and services expanded spurring the population growth, and local investors spent money as they enjoyed the results of their speculations. "In rare instances," wrote Raymond C. Miller [1920s], "the price of land rose as high as \$200 an acre. ...Wichita was the Las Vegas or Orange County of the Great Plains, and it came to a full boil in the winter of 1886-1887." The bubble burst, however, with a slump in grain prices followed by a ten-year drought that began in 1887. Lending dried up with the moisture as eastern investors stopped placing their money in the West. Mortgaged farmers and city dwellers alike were affected and Wichita experienced a bust when property owners could not meet their financial responsibilities. Between 1888 and 1892, many handed their properties over to the loan companies and followed the example of farmers who abandoned their land to head back to their eastern origins.

When the boom period of building ended in Wichita at the end of the 1880s, local lumberyards were left stocked with inventory. However, the opening of Oklahoma Territory with the land runs that began in 1889 and culminated with the Cherokee Strip run of 1893 provided a new market that was conveniently close via the railroads. This proximity to an undeveloped region helped Kansas businesses survive the 1889 downturn. With this regional opportunity, lumber and related companies maintained their headquarters in Wichita over the next two decades.

John W. Hartzell, a streetcar developer from Topeka, organized the Wichita Street Railway in 1881. By 1883, Wichita's streetcar lines began to encourage residential development further out from the city's center, creating streetcar suburbs. Horses and mules drew the first streetcars, but in 1887, the first



1908: A Wichita trolley in the 200 block of East Douglas, courtesy of Wichita Public Library Local History Section. <http://www.wichitaphotos.org/search.asp>

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electric line was started. That same year, Wichita had sixty miles of streetcar line.⁵ This was the beginning of residential development in the outlying areas of Wichita. The electric trolleys were retired and buses took over the job of transporting Wichita's citizens in June 1935.⁶



The first decade of the 20th century brought the automobile to Wichita. Service stations and gas stations sprang up and between 1910 and 1912 and the City spent over \$1,000,000 to pave streets.⁷ In 1910, the Jones Motor Car Company was chartered and the Jones Six rolled off the assembly line. The company closed in 1920 after a fire at the plant, but the changes the automobile brought were lasting.



Agriculture brought along the development of ancillary agricultural business as well as the grain production. There were fifteen agricultural equipment firms located on South Wichita Street in 1908 and the area became locally known as "Threshers' Street." The Wichita Board of Trade was doing a booming business in the grain industry. Wichita sold 20,307,000 bushels of wheat, corn and oats in 1926 and ranked sixth in the nation.⁸ Milling was also a driving force in the local economy. By 1928 there were four mills that had elevator capacities of more than 2,000,000 bushels each. Broomcorn was another large agricultural industry for Wichita. The

largest trading years were between 1919 and 1924. During that period, there were 19 broomcorn dealers located in a district along Santa Fe Street. The Board of Commerce figures for 1919 tallied 3,500 to 4,000

Top: Jones Six Billboard, circa 1914, Wichita State Universities Libraries' Department of Special Collections. **Bottom:** 1910 photo of the Harryman and Brothers Broom Corn Warehouse, courtesy of Wichita Public Library Local History Section

⁵ H. Craig Miner, *Wichita: The Magic City* (Wichita, KS: Wichita-Sedgwick County Historical Museum Association, 1988), 76.

⁶ *Wichita Eagle*, 27 June 1904. pg. 3.

⁷ H. Craig Miner, *Wichita: The Magic City* (Wichita, KS: Wichita-Sedgwick County Historical Museum Association, 1988), 111.

⁸ H. Craig Miner, *Wichita: The Magic City* (Wichita, KS: Wichita-Sedgwick County Historical Museum Association, 1988), 123.

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railcar loads of broomcorn shipped during the season and sixty-five percent of the United States crop passed through Wichita dealers. By the end of World War II, the industry had sharply declined and only eight companies were still in business in 1951.⁹

The period between the two 20th-century World Wars brought further development and increased population. Until 1915 the economy of Wichita depended on agriculture, but when oil was discovered two miles northwest of El Dorado on October 16, 1915, the stage was set for a great era of prosperity in Wichita. In 1918 the Stapleton wells produced twenty-nine million barrels of oil annually, sixty-four percent of the Kansas total and more than six percent of the national output and was the leading oil field producer in the United States. By 1924 oil fields encompassed a forty-mile radius around El Dorado, a town twenty-five miles north and east of Wichita. They had five refineries and twelve oil well supply companies. The El Dorado oilfield would bring in \$65,000,000 into Wichita's economy in the late teens and early 1920s, which provided



Stearman plane, 1928. Wichita State University Libraries' Department of Special Collections

ready capital for entrepreneurs to invest in other Wichita industries, such as aviation. In 1917, the first plane, the Cessna Comet, was manufactured in Wichita. Over the course of the inter-war years, this industry would grow to establish Wichita as the "air capital."

World War II brought thousands of aircraft manufacturing jobs to the city in the early 1940s, resulting in a population explosion. Activation of the Wichita Air Force Base in 1951 (renamed McConnell in 1954) attracted thousands more. The entrepreneurial spirit that prompted Wichita's founding continued in the development of several companies that would rise to national prominence, such as Mentholatum, Boeing, Beech, Lear, Cessna, Coleman, White Castle, Pizza Hut, and Koch Industries.

The growth and vitality of the Wichita economy provided opportunity to architects, developers, contractors and craftsmen. The growing population had to have safe and comfortable housing. Wichita's neighborhoods reflect the significant role these people played in Wichita's history. Between 1870 and 1957, hundreds of architects, developers, contractors and craftsmen plied their trade in the city. (See Appendix E-1).

⁹ *Wichita City Directory*, 1951.

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Significant Ethnic Populations

Immigrants rapidly poured into Sedgwick County in 1870. The Osage Trust Lands embraced the part of the county as far north as the north line of the second of the southern tiers of sections, in Township 26, a little over four miles north of the northern limits of the present site of Wichita, and, for contiguity to the embryo city, the principal settlements were made on these lands. In addition to the European immigrants, Jews, African Americans, Mexicans, Chinese and Syrians played important roles in the development of Wichita. Although Wichita appeared welcoming to anyone who would come and work, there was blatant discrimination – especially against African Americans and the Chinese.

Jews in Wichita

The Jewish population assimilated into the Wichita community much like the other European immigrants in the late 1860s and early 1870s. The pioneer community did not exhibit the degree of hostility that was common toward Jews in many established American cities. It was common for Jewish settlers to send for their entire families once they had established themselves in Wichita.¹⁰

Jews assimilated into the community, but kept their traditions and lifestyles intact. Their large numbers allowed intracultural marriages that kept their race unmixed. They established houses of worship, burial grounds and education programs to maintain their ethnic and cultural heritage. A predominantly Jewish neighborhood was located in the 800-1200 blocks of Topeka and Lawrence (now Broadway). The Park Place district was home to Jews who were assimilated and integrated with the Gentiles. There was a Jewish neighborhood south of the church at Lewis and Topeka where they met, in addition to a kosher grocery and butcher shop. Douglas and Main was the center of the Jewish business community where banking, legal services, dry goods retail, real estate, insurance, wholesale grocery and leather goods businesses thrived.

An Art Deco-style synagogue located at Kansas and English was built in 1930 to replace the place of worship at Lewis and Topeka, and a temple was built at Fountain and Second in College Hill. Although they are no longer used as synagogues, these two structures are extant. Three synagogues currently serve the Reform and Orthodox congregations in Wichita and are located in northeast neighborhoods.

African Americans in Wichita

African Americans seemed to be accepted in the community in small numbers, but the tenor changed in 1879 as large groups of “Exodusters” migrated from Kentucky and Tennessee to Kansas. Marsh Murdock, editor of the *Wichita Eagle*, frequently voiced his own prejudices and fears of the black migrants. In July 1879, a group of

¹⁰ Laura L. Lent, “Only Pennies in their Pockets: The Settlement of Jews in Wichita 1869-1933” (Master’s Thesis, Wichita State University, 1990), 3.

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migrants numbering fourteen were denied residence in Wichita by the City Council.¹¹ The 1896 U.S. Supreme Court case *Plessy vs. Ferguson* formalized the “separate but equal” sentiment that was prevalent in Wichita at the time. By 1906, this sentiment was firmly entrenched in Wichita as evidenced by the construction of schools for “colored” children.

The primary African American neighborhood and business district developed north and west of the Sedgwick County Courthouse along Main and Water Streets between Central and Pine. Other businesses were scattered along Waco, Wichita and Water.¹² The 1927-28 Colored City Directory lists churches, YMCA and YWCA, twenty-four fraternal organizations, an orphan’s home and three public schools.¹³ Many African-American men worked as common laborers in the packinghouses, as mechanics, construction workers and railroad workers.

Very few buildings remain in this area that was associated with the black neighborhood, much of which relocated to the area east of Washington Street and north of Murdock Street. The McAdams neighborhood included a new theater (the Dunbar Theater, NRHP), which was built at Cleveland and Ninth Street along with a grocery store and drug store in the late 1940s.

Mexicans in Wichita

At least seventy-five percent of first-generation Mexican male immigrants worked for the railroads - at least temporarily.¹⁴ The Mexican population was located adjacent to the railroad tracks in the 400-900 blocks of south Commerce and Santa Fe. In order for the railroads to meet the demand of laying track in the late 1800s and early 1900s, they began exclusively hiring Mexican immigrant labor. The 1910 U.S. Census documents Mexican laborers living in boxcars lined along the railroad and in camps along the tracks.

The Mexican Revolution of 1910 and World War I brought more immigrants to work in Wichita’s industrial- and agricultural-related businesses. After the end of the Great Depression and the onset of World War II, a formal arrangement called the Bracero Program (in which more than four million Mexican farm laborers came to work American farm fields) was negotiated between the United States and Mexican governments and lasted for 22 years from 1942 to 1964.

During this period the Wichita Mexican population shifted from south of Douglas Avenue to neighborhoods in north Wichita closer to the Cudahy Packing Plant. These neighborhoods, or “barrios”, were located east of Topeka Avenue from 17th to 20th Streets to Mosley and north of 21st Street and west of Broadway.

¹¹ H. Craig Miner, *Wichita: The Early Years 1865-80* (Lincoln: University of Nebraska Press, 1982), 164

¹² Carol M. Rutledge, *History of Ark Valley Lodge #21* (n.p. , 1975), 2.

¹³ Colored City Directory – Wichita, Newton & Wellington 1927-28, 3.

¹⁴ Carolyn Rosales Benitez, “El Huarache” project. Wichita State Universities Libraries’ Department of Special Collections.

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Chinese in Wichita

At the time of Wichita's settling, Chinese immigrants were working on the transcontinental railroad and in the dwindling gold fields in California. An 1880 revision to the Burlingame Treaty of 1862 allowed Congress to suspend immigration and in 1882 the Chinese Exclusionary Act was tacked on, which effectively suspended Chinese immigration into the U.S. for 60 years.¹⁵

The Wichita Chinese population was small from 1885 through 1905, with some men employed in the laundry business. It was nearly impossible for the men to bring their families from China and equally impossible to get back into the country if they returned home to visit. From the 1920s through the 1930s, many Chinese men in Wichita were engaged in the restaurant business as cooks and wait staff. After World War II, anti-Asian sentiment dissolved and immigration from Asia increased once again.

Lebanese in Wichita

In the late 19th century, Kansas attracted many Arabic-speaking immigrants that were arriving in the United States from the Mount Lebanon area in the province of Syria, a region that included the present-day nations of Lebanon, Syria, Jordan, and Israel. Now known as Lebanese, they were predominately Eastern Orthodox Christians, and large numbers of them settled in Wichita between 1910 and 1940.¹⁶

These immigrants brought expertise as farmers and merchants to the United States, which they utilized in small pack-peddling endeavors. The Lebanese peddlers of Wichita started small and built up successful storefront mercantile businesses that were the springboards for the professional growth of their children and grandchildren through the next 80-90 years. The synergy of the community, which was supported by close relationships between family members and leadership from the church, offered basic employment to younger immigrants who learned the trades and went on to establish their own businesses. A legacy of thrifty habits of those first small-business owners enabled future generations to build up the resources with which to engage in bigger and bigger enterprises.

At mid- 20th century, Bayouth Grocery, Farha Brothers Grocery, Jabara Brothers Grocery, Soloman Candy & Tobacco, E.G. Stevens Candy & Tobacco, and Andeel Vending Machine Company had emerged as businesses grown from peddler or small merchant origins. By the end of the 20th century, Lebanese family names that include both men and women, had risen to prominence in Wichita's wholesale, retail, construction, medicine, law, real estate sales, and real estate development industries as well as leaders business administration and politics.

¹⁵ "Chinese Exclusion Act." Accessed online at: [http://en.wikipedia.org/wiki/Chinese_Exclusion_Act_\(United_States\)](http://en.wikipedia.org/wiki/Chinese_Exclusion_Act_(United_States)).

¹⁶ Philip M. Kayal & Joseph M. Kayal, *The Syrian-Lebanese in America* (Boston: Twayne Publishers, a Division of G.K. Hall & Co. 1975), 25. See also: *Wichita City Directories*.

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Residential Resources 1870-1957
Wichita, Sedgwick County, Kansas

HISTORIC CONTEXTS

Residential Development in Wichita 1870-1957



Wichita-Sedgwick County Historical Museum. 3908 & 3912 East Douglas Avenue. 1912.



Wichita-Sedgwick County Historical Museum. Crestway Ave & 2nd Street. Circa 1922

Overview: Real Estate, Housing, and Money

The 19th and 20th centuries in U.S. history are characterized by bouts of financial instability within individual cities and often spreading nationwide or internationally. These cyclical events often take the form of real estate “booms” and subsequent downturn “busts”. Booms are amplified by easy credit conditions during which borrowers may become overextended financially. This excessive indebtedness leaves the economy vulnerable to recession.

Real estate booming caused development among interdependent aspects of life. As the population grew, new houses and commercial buildings were built to accommodate an increase in employees and prosperous employers. As housing was built, public infrastructure had to keep up. Roads were improved so streetcar lines could be extended into the new neighborhoods. Automobiles became popular and drivers took advantage of the new roads. Residences were built with garages to shelter the autos. Safety concerns due to increased traffic caused bridge replacement. Utilities were updated and expanded to reach the new houses. The improved neighborhoods encouraged more expansion and so it went as long as the economy held up.

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Wichita's history illustrates this boom-bust pattern beginning with the frenzied real estate boom of 1885-1888 followed by a bank panic in 1893. The economy recovered in 1896 and prosperity reigned by 1898. The national bank panic of 1907 was averted in Wichita and residential building remained steady. In 1915 real estate development was again on the rise. A lull occurred during World War I, but residential construction in additions that had been platted back in the 1880s boom escalated in the 1920s. The infant aviation industry of the 1910s reached its adolescent growth spurt in the 1920s, which brought more employees who needed more houses, adding to the general prosperity of the decade. The discovery of oil in Sedgwick County and adjoining Butler County brought speculators hoping to get rich. Some accomplished their goals and the urban setting in Wichita became their choice for new homes. The Great Depression brought building to a near standstill in the 1930s, but aviation manufacturing in the World War II era drove the housing market wildly up in an attempt to provide for hundreds of workers who came for the jobs. Post-war Wichita saw a building boom from 1945-1948 that surpassed all previous years. New annexation, subdivision, and housing projects dominated the 1950s as suburban growth continued in the peacetime prosperity.

Residential Development: 1885-1889

The local newspapers began using the word "boom" in 1885. That era had far-reaching effects and even though subsequent booms occurred over the next seventy-five years, in Wichita the term "The Boom" almost always referred to that 1880s event.

As commerce increased in the late 19th century, it attracted more people to the area. Marsh Murdock, effusive editor of the *Wichita Eagle*, was a principle contributor to local boosterism. In his frequent and grandiloquent editorials he promoted Wichita as an ideal location for a city. He reported in 1886 that the "Magical Mascot of the Sixth Meridian" (he was fond of slogans) was spreading. From the business center growth was spreading in all directions. Fine residences were going up in the northern precincts nearly two miles from city center; in the new east additions "hundreds of cottages and scores of residences" had

been erected; so too, on the south for a mile or more, and the west side beyond the Big River was thick with new buildings. "The modern cottage, the Elizabethan, the English Renaissance, the Queen Anne, the stately home by the hundreds", all were going up in Wichita.¹⁷



1105 N Lawrence Avenue. 1888. Courtesy of Wichita Public Library Local History Section.

¹⁷ Marshall Murdock, "She Spreads So", *Wichita Eagle*, 27 November 1886. Pg.4.

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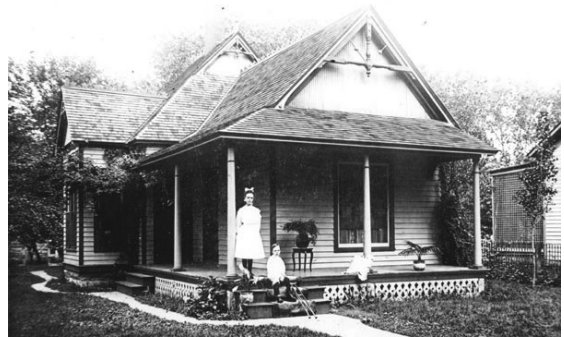
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The distances that Murdock cites are consistent with the official city limits boundaries of 1909 that extended to 13th Street (north), Harry Street (south), Hydraulic Avenue (east), and Seneca Street (west). The population of Wichita in 1886 was 20,129.¹⁸

House styles for middle-income homeowners ranged from vernacular one-story frame cottages and shotgun houses to two-story gabled cottages with or without a two-story ell.



1459 Sherwood Avenue. Circa 1914. Wichita Public Library Local Historic Section.



1011 S. Lawrence Avenue. Circa 1906. Wichita Public Library Local Historic Section.

Higher cost, large balloon-frame or brick Queen Anne houses with varying surface textures, wrap-around porches, and asymmetrical arrangements of dormers, towers, and recessed upper porches, occurred in all neighborhoods but the most elaborate were found in the Midtown and South Central neighborhoods along the north-south streets between Waco and St. Francis Avenues, and near Fairmount College. Also, several limestone cottages and mansions were built in the Richardsonian Romanesque style. These occurred mainly in the sparsely settled, but exclusive, Riverside, College Hill, and Fairmount neighborhoods.

A few weeks later, Murdock composed an article on the “Distinctive Characteristics of the Metropolis of Kansas.”



905 Spaulding. 1887. Wichita Public Library Local History Section.

¹⁸ *Wichita Eagle*, 24 June 1888. Pg. 5.

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Claiming that Wichita was born booming, he described his city in the richest valley of a great continent. He predicted that highways, railroads, and humanity would tend to converge there; and “bricks and mortar could not be piled up rapidly enough” to meet the demands of the growing city.¹⁹ Murdock sent his *Eagle* to the reading rooms of many out-of-state institutions and his rhetoric must have caught the eye of many eastern entrepreneurs, investors, and adventurers.

Also, outside publications ran commentaries on Wichita’s continued growth, which were reprinted in the local newspapers. The *Beacon* published a report from Bradstreet’s financial news about the real estate boom in Wichita, saying that it started in 1884 and accelerated in the spring of 1886.²⁰ A story on the rapid growth from *Frank Leslie’s Illustrated Weekly* appeared in the *Eagle* in 1887. In the same year the *Beacon* reprinted a long article from a roving reporter of the [city unknown] *Commercial Advertiser*. This commentary noted that although land prices in Wichita were inflated, the Missouri Pacific Railroad was delivering fifty carloads of building materials per day.²¹

This real estate expansion in Wichita was not simply a local event. It paralleled a national movement of borrowing and lending that affected real estate sales in the greater Midwest region. In hindsight from an 1898 vantage point, Henry J. Fletcher reviewed the relationship between the lenders of the East and the borrowers of the West in the *Atlantic Monthly*.

During the years from 1880 to 1887...there developed in Minnesota, the Dakotas, Nebraska, Kansas, Texas, the states and territories further west, and in some parts of Iowa, Wisconsin, and Missouri, a fever of speculation in real estate which affected the whole population.... The East invested vast sums in Western property and securities; every hamlet contained people whose savings were thus hazarded.... The ties connecting the two sections were too numerous and intimate for the distress so universal in the West not to be felt soon in the East.... So the disturbance, which was at first local, spread and deepened until it involved the finances of the whole country....such disasters as these strike first the inhabitants of the West, who have borrowed money to develop their vast resources, and afterward the people of the East, who have loaned their money and cannot recover it.²²

¹⁹ Marshall Murdock, “Born Booming”, *Wichita Eagle*, 5 December 1886. Pg. 4.

²⁰ *Wichita Beacon*, 26 April 1887. Pg. 4. Accessed online at “The Tihen Notes”, Wichita State University Libraries’ Department of Special Collections http://specialcollections.wichita.edu/collections/local_history/tihen/index.asp

²¹ *Wichita Eagle*, 23 July 23 1887. Reprint from *Frank Leslie’s Illustrated Weekly; Commercial Advertiser* [City unknown]. April 1887, “Booming Kansas. Wichita the Boomiest of the Boomed”.

²² Henry J. Fletcher, “Western Real Estate Booms, and After,” *The Atlantic Monthly* 81, no. 487(May 1898), 689-696. Accessed 20 March 2007online at Library of Congress: <http://memory.loc.gov>.

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Home of J.O. & Bessie Davidson. Circa 1888. Wichita-Sedgwick County Historical Museum.

In Wichita the names of several streets in the Riverside neighborhood confirm this East-West connection. This link was established in 1886 by James Oakley Davidson, president of Citizens Bank and president of Davidson Loan Company. Davidson, an early settler in Wichita, had grown wealthy on land investments and brought representatives of lending institutions in Keene, New Hampshire to Wichita to inspect their holdings. Among their interests, they were stockholders in the Oak Davidson addition, which was located between the banks of the Arkansas and Little Arkansas Rivers.²³ Thus that neighborhood now bears streets named for easterners C.F. Buffum, Francis C. Faulkner, George A. Litchfield, F.A. Perry, and O.G. Nims.

Residential Development: 1890-1909

Wichita and J. O. Davidson survived the bust of 1889, by which time the population had doubled the total of three years earlier and reached nearly 40,000.²⁴ From 1893 to 1910 Davidson continued to attract New Hampshire investors known in the city as the "Keene Syndicate" to his involvements with the Kansas National Bank (which replaced his defunct Citizens Bank), his Riverside Land Company, and the Citizen's Electric Light Company, plus two street railway companies that served the new residences in the spreading city.²⁵ Entities in other cities also were active investors during those times, including Nashua, New Hampshire; Hinsdale, New Hampshire; Champaign, Illinois; Portland, Maine; and New York City.²⁶ In 1901 the Keene Syndicate was one of the largest property holders in the city as well as one of the largest taxpayers in the county.²⁷

²³ *Wichita Beacon*, 10 May 1886. Pg. 4. *Wichita Eagle*, 11 May 1886. Pg. 6.

²⁴ *Wichita Eagle*, 22 July 1888. Pg. 5.

²⁵ *Wichita Beacon*, 18 December 1893. Pg. 3. *Wichita Beacon*, 15 May 1897. Pg. 5. *Wichita Beacon*, 11 January 1899. Pg. 5. *Wichita Beacon*, 2 January 1900. Pg. 6. *Wichita Eagle*, 26 January 1902. Pg. 7. *Wichita Beacon*, 11 August 1906. Pg. 5. *Wichita Beacon*, 31 March 1909. Pg. 5. *Wichita Beacon*, 17 March 1910. Pg. 3.

²⁶ *Wichita Beacon*, 16 February 1893. Pg. 4. *Wichita Eagle*, 16 February 1893. Pg. 5. *Wichita Beacon*, 23 November 1896. Pg. 5. *Wichita Beacon*, 15 April 1899. Pg. 5. *Wichita Beacon*, 27 March 1899. Pg. 5. *Wichita Beacon*, 8 December 1899. Pg. 5. *Wichita Eagle*, 3 January 1900. Pg. 5.

²⁷ *Wichita Beacon*, 25 January 1901. Pg. 5.

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Another eastern faction that was also heavily involved in residential development in Wichita was the Hartford Western Land Company. This investment company first opened an office in Wichita in 1888. It sent brothers Edward G. and Frederick H. Robertson from Hartford, Connecticut to Kansas to manage their interests, which they did throughout the company's history as President and Secretary-Treasurer, respectively. Fred's son Frank worked for the company as a building contractor. Like the Keene group, Hartford also created and maintained a long tradition of investing money in the real estate of the western states and is well represented in Wichita building permits of the 1920s. Hartford ended its activity as a loan and real estate company in Wichita in 1932.²⁸

Housing construction was a common topic in Wichita newspapers, thus documenting continued residential growth. In 1889 the assessor's books showed 603 new houses built that year.²⁹ Three hundred eighty-four were built between March 1900 and March 1901 with many more under construction in later months of 1901.³⁰ In 1902 the *Eagle* reported on a building boom east of Chisholm Creek. That land had been platted during the boom of 1887 but remained dormant as the economy turned downward. Streetcar extensions caused a flurry of building to that area east of the city center.³¹ In 1906 the United Gas Company noted that mains were being laid for natural gas distribution. The company stated that there were 8,022 houses in Wichita.³² The population was 35,541.³³

Although residential building in Wichita continued at a steady pace, the country suffered yet another financial shock during the panic of 1907 that might have derailed the banks of Wichita had they not been so quick to respond. A financial scheme in New York to threaten trust companies by making an example of the Knickerbocker Trust caused a run that nearly devastated all the banks and lenders in the city.³⁴ In order to avert a massive bank failure, financier J. P. Morgan loaned money to the desperate bankers. The panic also threatened ruin to banks across the country. However, the city of Chicago demonstrated that an organized clearinghouse with knowledge of assets and liabilities could manage the flow of check clearing until the panic subsided.³⁵ Similarly, the banks in Wichita had founded a private clearinghouse in 1891 that saved the day for them in 1907. L. S. Naftzger, president of the Fourth National Bank recalled in a later interview that the officers convened on a Sunday to plot a strategy to

²⁸ *Wichita City Directories*, Polk Publishing Company, 1888 & 1931.

²⁹ *Wichita Eagle*, 28 April 1889. Pg. 5.

³⁰ *Wichita Eagle*, 28 June 1901. Pg. 4.

³¹ *Wichita Eagle*, 2 March 1902. Pg. 13.

³² *Wichita Eagle*, 6 September 1906. Pg. 5.

³³ *Wichita Eagle*, 17 June 1906. Pg. 8.

³⁴ David Fettig, ed, "F. Augustus Heinze of Montana and the Panic of 1907", from *Copper King at War*, ed. Sarah McNelis (Missoula: University of Montana Press, 1968). Accessed online 2 April 2007 at <http://www.minneapolisfed.org/pubs/region/89-08/REG898C.cfm>

³⁵ John Moen, "The Panic of 1907" *EH.Net Encyclopedia*, edited by Robert Whaples, 15 August 2001. Accessed online 2 April 2007 at: <http://eh.net/encyclopedia/article/moen.panic.1907>

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prevent a public run on the banks come Monday morning. They issued clearinghouse joint certificates in place of bank checks and limited withdrawals to five dollars per person. This technique slowed the flow of cash until the scare was over. Naftzger, a lifelong banker commented, "I believe that this period was the most strenuous in the history of Wichita banks or the Wichita Clearing House association."³⁶ This national calamity contributed to Congress' move in 1914 to form the Federal Reserve System as a preventative measure against bank failures.

In 1908, construction began on the first residences in Wichita's College Hill area, which is now a prominent and upper middle-class neighborhood due to its high degree of architectural integrity.³⁷ Construction flourished there throughout the 19-teens and 1920s.

Also in 1908 Wichitan Coler Sim, who managed the holdings of the Keene Syndicate, erected a commercial building at the corner of First and Market Streets, which he named the Keene Building.³⁸ Sim said the building honored "the many citizens of Keene, New Hampshire, who for many years have shown faith in Wichita by large investments here."³⁹ The ground floor housed various businesses; the second floor was occupied by the Keene European Hotel. Coler Sim eventually purchased the holdings of the syndicate, which included a large amount of Riverside property that he sold as house lots and the plot of ground that he donated to the city to be known as Sim Park. The company closed after his death in 1923.⁴⁰

³⁶ Dick Long, "Banker Tells How Wichita Rode through Panic of 1907," *Wichita Eagle*, 28 July 1929. Magazine section, pg. 2.

³⁷ *Wichita Beacon*, 14 July 1908. Pg. 5.

³⁸ 154 N. Market (*Wichita City Directory*, 1909)

³⁹ *Wichita Beacon*, 27 June 1908. Pg. 7.

⁴⁰ *Wichita Eagle*, 13 June 1923. Pg. 1.

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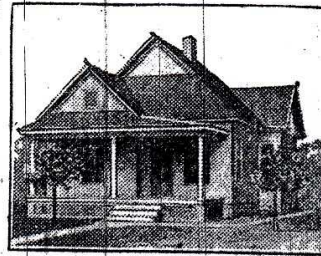
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Styles In Wichita Homes Show Changes For Better

Styles of houses change about as often as styles of women's clothes and home builders are compelled to keep as busy designing new houses as any French ladies' tailor who racks his brain for ideas for milady's new togs according to E. G. Robertson, of the Hartford Western Land company. Much the same as the texture of garments become popular and then recede in popular favor is the change in interior finishing, Mr. Robertson declared.

While he likes the newest style of housebuilding and he doesn't object to any changes that the taste of the occupant-to-be of a house suggests, what pleases him most Mr. Robertson said is the fact that within the last year, a demand for better houses has come. Instead of the house which was considered well built, twelve years ago, when a light foundation, floors of a single thickness, unboxed walls and weather-boards nailed at the corners, were thought to be the latest word, prospective buyers must see that the walls are of a double thickness, are double floored, and angle irons are at the corners before a deal will be closed.

The demand for better houses, Mr. Robertson takes as an indication that times are more prosperous. The cost of a well built house is necessarily greater and if people are willing to invest more money, then prosperity should be regarded as a reality. Mr.



Style of Home Dozen Years Ago

Robertson is decidedly optimistic about Wichita's future owing to the fact that within twelve years, the average cost of Wichita homes has increased from \$1,000 to about \$4,000 with a greater per cent of more expensive houses being built than ever before. Fourteen homes have been erected in Wichita within a year, that cost on an average of more than \$10,000 which, according to Mr. Robertson, shows that a class of people are building houses who expect to reside in the city permanently.

Photographs of two Wichita houses, one the latest type of the California bungalow recently completed and the other, a home built twelve years ago, show the difference in architectural design. Both houses were built by the Hartford Western Land company, at a cost of \$6,500 and \$1,000 respectively.



NEW STYLE HOME

Wichita Eagle. Jan 30, 1915:8

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Residential Development: 1910-1929

Wichita's population grew from 52,450 in 1910 to 72,217 in 1920, an increase of 37.7%.⁴¹ Simultaneously, the Wichita city limits expanded dramatically when the platted size of the city more than doubled between 1909 and 1919. The 1919 map shows outermost boundaries at 21st Street (north), Pawnee (south), Crestway (east), and Gow (west). In all four directions neighborhoods filled with transitional vernacular cottages and early hipped roof bungalows. Elite homes of impressive foursquare design drew wealthy Wichitans to the Midtown and College Hill neighborhoods. Because Wichita is located on the open plains, expansion occurred in all directions simultaneously from the center outward. No one particular neighborhood seemed to develop before another. Local homeowners purchased in whatever neighborhood met their income capabilities.



North Belmont Ave. 1916. Wichita-Sedgwick County Historical Museum.

Between 1910 and 1919 development continued in the Delano, South Central, Midtown, and Kellogg School neighborhoods. "Wichita is ripe for a building revival," claimed real estate dealer Alton Smith in a March 1915 newspaper interview. Smith said fine homes were being built in College Hill and that Riverside would have about thirty new homes after summer construction.⁴² The following month of April, the number of complete houses in Riverside was 175, having grown from 50 houses in 1905.⁴³ Smith also accounted for a dozen new cottages in the south end and more on the west side. Smith brought a west coast influence to Wichita when he founded his California Bungalow Company in 1909.⁴⁴ Smith speculated in housing construction until 1929.

The 1920s saw booming residential growth in the Delano, Riverside, New Salem, Uptown, and East Front, and College Hill neighborhoods due to an increased demand for middle-class housing after World War I. In January 1919 the *Wichita Beacon* reported that real estate men, architects, and carpenters were looking forward to a year of construction that might surpass the previous year. In May of 1919, the Wichita Board of Commerce and the Manufacturers Club held a "Prosperity Dinner" to strategize on management of the "phenomenal development period" that they foresaw. They announced that so many new factories were seeking opportunities in Wichita and that manufacturing was growing so rapidly that the housing problem was acute. "...there is not a vacant residence in the city", was their claim.⁴⁵

⁴¹ http://en.wikipedia.org/wiki/Wichita,_Kansas. Accessed Apr 19, 2007.

⁴² *Wichita Beacon*. 13 August 1915. Pg. 9.

⁴³ *Wichita Beacon*. 26 April 1915. Pg. 8.

⁴⁴ *Wichita Beacon*. 17 April 1909. Pg. 16.

⁴⁵ *Wichita Eagle*. 15 May 15 1919. Pg. 2.

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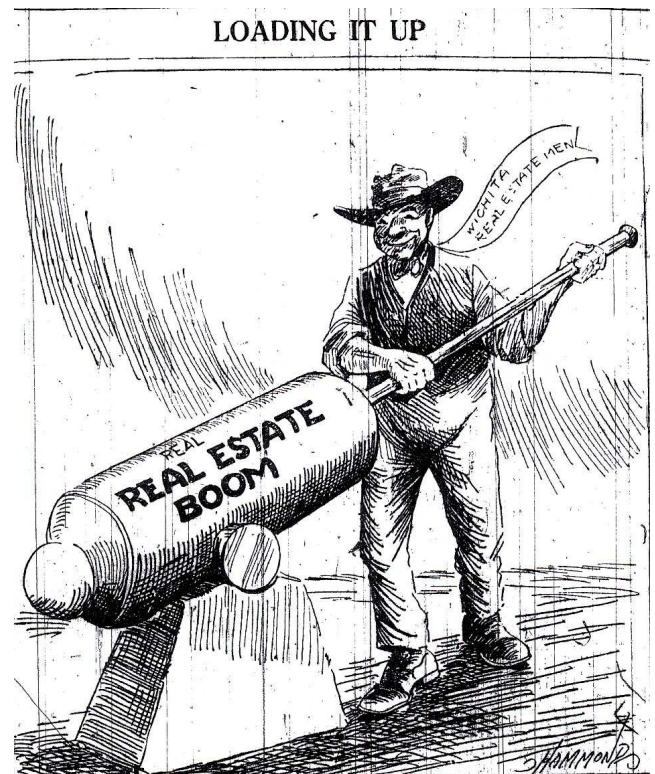
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The Board of Commerce continued to pump up enthusiasm for new housing, playing on householders' consciences to provide safe and comfortable housing for their families and a haven of equity for themselves. Public sensibilities called for well-constructed dwellings of practical and efficient styling. Houses would be integrated into their surroundings and occupied by only one family.⁴⁶



Wichita Eagle. May 7, 1919, pg. 10.



Wichita Eagle. Jan 25, 1919

This was the bungalow era and that house type was excellently suited for middle-income Wichita. Throughout the 1920s contractors and realty companies bought lots and built houses.⁴⁷ They advertised them profusely in the classified pages of the newspapers and building supply companies published drawings of popular styles with plans that could be ordered.

⁴⁶ Henry A. Smith, ed, *500 Small Houses of the Twenties* (New York: Dover Publications, 1990 – A reprint of *The Book of a Thousand Homes: Vol 1* (New York: Homeowners Service Institute, 1923).

⁴⁷ Building Permits Card Catalog. City of Wichita, 455 N. Main St., Wichita, KS.

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The *Wichita Beacon* reported in March 1923 that Wichita was undergoing its greatest growth period in history and that 114 residential building permits had been recorded during that month. It was estimated that more than 200 houses were under construction as of that moment.⁴⁸

Street after street in all of Wichita's new neighborhoods filled with pattern book Craftsman-style houses averaging five or six rooms. The clapboard-sided or brick veneered houses varied in their interpretation of piers and porch trim but maintained the setback, height, size, and spatial relationships that established a continuity that came to be associated with comfort and family-friendly environments.

Bungalows that adopted revival styles added variety to the landscape. Stuccoed Spanish Colonial, Pueblo, and Mission homes, gambrel-roofed Dutch homes, brick Tudor homes, and shingle-sided English Colonial bungalows were often interspersed among the Craftsman houses. Brick Tudor Revival cottages and two-story houses were particularly popular in the North Riverside neighborhood which had been platted but underdeveloped since 1910.

Not all new houses in Wichita were one or one-and-one-half story bungalows. Builders in parts of College Hill, Riverside, North Riverside, and Crown Heights attracted upper-income buyers with two-story Craftsman and Mission, Dutch, and Tudor Revivals. And in College Hill many solid, vernacular Foursquares mixed with architect-designed Prairie-style houses and the massive stone or brick mansions built for the magnates of Wichita's commerce and industry.

Although that neighborhood was originally situated at the outer edge of the city, it is now surrounded by subsequent growth and functions as the ideal for residents of means who do not wish to live in the new and distant suburbs. With its well-



Wichita Beacon, March 22, 1916, p. 6.



2903 Porter. Circa 1939. Wichita-Sedgwick County Historical Museum.

⁴⁸ *Wichita Beacon*, 25 March 1923. Pg. 1.

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tended homes, tree-lined streets and centralized city park, the neighborhood still conveys the atmosphere of propriety that was anticipated by the promoters of the 1920s.

At the time that residential construction in College Hill was culminating, another development began along Douglas Avenue one mile beyond the eastern city limits. The restricted subdivision of Eastborough began in 1927 under an ambitious plan by realtor Alton H. Smith of previous bungalow operations. Smith began selling the exclusive lots with great fanfare. On September 1, 1929 the *Wichita Eagle* pictured two completed grand brick houses of Tudor Revival styling and four more under construction. Smith intended to incorporate the area as Eastborough Village when he reached his goal of 30 completed homes.⁴⁹ On October 19, 1929 a newspaper item announced that sales were going well beyond the expectations of the promoter.⁵⁰



321 North Roosevelt. 1923. Wichita Public Library Local History Section.



345 N Belmont. 1916. Wichita Public Library Local History Section.

Residential Development: 1930-1939

All did not go well for realtor Alton Smith's project due to the discovery of oil on Eastborough lands and the stock market crash of 1929. Oil drilling prevented the construction of houses and Smith's financial difficulties prevented him from speculating in oil. He was forced to sell off all the stock in his company. A group of local investors headed by building contractor George Siedhoff bought Smith out in 1930 and proceeded to fulfill the development plan. Seven years later Eastborough contained a total of 53 houses with more under construction.⁵¹ The addition incorporated with adjoining Woodlawn Heights Addition to form a third class city called

⁴⁹ *Wichita Eagle*. 18 March 1928. Pg. 4.

⁵⁰ *Wichita Eagle*. 19 October 1929. Pg. 13.

⁵¹ *Wichita Beacon*. 26 December 1937. Pg. C-2.

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Eastborough Village in 1939.⁵² Eastborough has remained an independent city within the current bounds of the city of Wichita. It maintains its exclusivity under governance by its own city council, mayor, and police force.

Very little growth occurred during the Depression Era due to the national economic crisis. As in other U.S. cities, when businesses failed or cut back, employment opportunities dropped and most Wichitans had little income to invest in new houses. However, the federally backed Home Owners Loan Corporation approved six hundred home loans for area residents in 1933. Its purpose was to refinance homes to prevent foreclosure. The HOLC closed its program in 1936 and ultimately saw little return on its loans throughout the country.⁵³ In the tight financial times, large older houses that had been built for owners of an upper socioeconomic bracket in the late 19th and early 20th century became costly for the 1930s owners to maintain. Many such residences in the north-, south-, and east-central neighborhoods, and west of the river were converted into apartments and rental units.⁵⁴

Wichitans did benefit from relief programs that aided the city at large. The Civil Works Administration, Works Progress Administration, and the Federal Emergency Relief Administration funded the construction of highways, parks, airports, and other public structures. Major earthmoving projects such as the 1934 wheelbarrow removal of an entire island in the middle of the Arkansas River, labor-intensive removal of streetcar tracks, and paving of miles of streets, curbs, and gutters brought federal dollars to Wichita's unemployed.⁵⁵ In 1934 the stalled construction of the new airport administration building was funded and in 1938 concrete runways were subsidized.⁵⁶ Many public parks were improved, including new tennis courts, new swimming pools, public restrooms, and scenic drives (1934-1937). The Municipal University of Wichita gained a library, an auditorium, and a new house for the president of the university. Federal funds sponsored a new public art museum and renovated the central fire station⁵⁷. These amenities might never have been accomplished without the national emergency and President Roosevelt's response in the way of aid.

From 1920 to 1930 the population of Wichita increased by 53.9 percent. The 1930 Federal Census listed 111,110 inhabitants living in the city at the beginning of the decade. The Great Depression didn't drive people away from Wichita however, and in 1939 the population remained stable at 117,307.⁵⁸

The prosperity of the College Hill area drifted east on Douglas beyond the city limits at Oliver Street during the 1920s and by 1939 the city limits enclosed the Crown Heights neighborhood. That addition is bounded by Oliver (west) to Edgemoor Drive (east) and Central Avenue (north) to Orme Street (south). As the area began to develop after the Depression, brick veneer cottages with Tudor Revival styling and two-story, vernacular brick houses with Colonial influences were the primary styles.

⁵² *Wichita Beacon*. 27 June 1939. Pg. C-8.

⁵³ Craig Miner, *Wichita, the Magic City* (Wichita, KS: Wichita-Sedgwick County Historical Museum Association, 1988), 181.

⁵⁴ *A History of Wichita Public School Buildings*. Unified School District 259, Wichita Kansas. 1977

⁵⁵ *Wichita Eagle*. 16 February 1934. Pg. 5; 15 August 1935; 16 October 1935; 6 November 1935.

⁵⁶ *Wichita Eagle*. 6 January 1934. Pg. 2; 2 October 1928. Pg. 9.

⁵⁷ *Wichita Eagle* and *Wichita Beacon*. 10 December 1932; 3 February 1937. See also: "The Tihen Notes" : Keywords "works progress", "WPA", "civil works", etc. http://specialcollections.wichita.edu/collections/local_history/tihen/index.asp.

⁵⁸ Craig Miner, *Wichita, the Magic City* (Wichita, KS: Wichita-Sedgwick County Historical Museum Association, 1988), 183

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In the late 1930s another suburb followed the example of Eastborough's exclusivity outside the city limits. Forest Hills developed out of a wheat field between Rock Road (west) and Greenwich Road (east), and Central Avenue (north) and Douglas Avenue (south). The speculators had purchased 160 acres in 1926 but development didn't get under way until after the Great Depression. It was touted as a "planned community", following the models of communities such as Forest Hills Gardens (Long Island, NY), Westwood Hills (Los Angeles County, CA), Mariemont (Hamilton County, OH), and Radburn (Bergen County, NJ). In the advance promotion before anything was built, the term "planned community" meant that "no attempt to predetermine architectural design has been made, however, plans for all homes are approved by a national[ly] known authority on home planning. The entire community is landscaped as a whole unit. Houses are designed to fit into the project harmoniously."⁵⁹ The suburb was built within confines that are that were only accessible at two points; one access was on Douglas and one was on Central. The neighborhood exists intact today; it became surrounded by later residential additions as Wichita grew eastward and did not incorporate as a separate city. The meandering interior streets help alleviate high-speed traffic, although two more entrance points have been opened to accommodate the residents. Twelve homes were built by mid-1938 with predictions to complete 40 more by January 1939.⁶⁰

Residential Development: 1940-1949

The year 1940 opened with a city population of 109,201 and the decade ended with a population of 185,134.⁶¹ An increase in population from 109,201 in 1940 to 176,315 in 1944 is indicative of the magnitude of the city's participation in war industry. This city was fortunate in that just before the war period, it had developed a water supply adequate to meet the demands of a rapidly expanding population and industry.⁶² The city experienced a population drop to 155,968 in 1945 that reflected the decline in aircraft employment when the war ended.⁶³ However, a post-war boom in 1947-1949 raised the population to 185,134 by the end of the decade.⁶⁴

The residences that were built in 1940 and 1941 just prior to World War II are mainly one-story, lap-sided, or brick-with-stone-trim cottages that exhibit a transition between the steeply gabled Tudor Revival style of the 1920s and the post-war Minimal Traditional style with moderately gabled roofs and reduced overhanging eaves of the late 1940s. Such houses were built in 1920s neighborhoods that still contained open lots, mainly in Riverside, North Riverside, Crown Heights, Sleepy Hollow, and Country Overlook neighborhoods.



uly 1949.

Publications/Bulletins/79/04_geog.html Accessed May 5, 2007

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In general, Wichita's new residential construction after the 1920s migrated east from the city center or occurred in Riverside. However the city also began to expand to the south in 1941 with the opening of neighborhoods such as Schweiter, which is bounded by Lincoln Avenue (north), Harry Street (south), George Washington Boulevard (east), and Interstate 135 (west). The Schweiter neighborhood is similar to Crown Heights, being principally made up of one- and two-story cottages with brick veneer or lap siding. The architecture of that core neighborhood remains mainly intact.

Similar building continued in Forest Hills where the majority of the residences up to 1950 are one-story, wood-sided or brick veneered cottages with limestone details. Cape Cod and English Cottage styles are dominant.

Hangar, Municipal Airport, 3800 South Oliver. Circa 1931. Wichita-Sedgwick County Historical Museum.

When the Chamber of Commerce began its "Wichita the Air Capital" campaign in 1928, it created a foreshadowing of events to come. With war on the horizon in 1939 to 1941, the city began to experience a shortage of housing as it had never seen before - due mainly to the fact that Wichita's aircraft companies had attracted major contracts to build military planes for the U.S. government. Cessna, Stearman (renamed Boeing-Wichita in 1941), and Beechcraft began to hire workers to keep up with the demand.

By October 1940, 3782 people were employed in aviation. All three major companies were expanding their facilities and expected to have 8750 employees between them by year's end.⁶⁵ [Compare to 841 employees in the "booming" early days of 1928].⁶⁶ As people flocked to Wichita for employment they inundated the available housing. To provide for these newcomers as quickly as possible President Roosevelt designated Wichita as one of 146 "defense areas" where homes would be financed through the Federal Housing Administration with no down payment. Also, the Federal Public Housing Authority backed three separate developments of rental housing. Southeast Wichita provided the most convenient locations in relation to the aircraft plants. Six hundred units were constructed in Hilltop Manor from 1941 to 1944. Beechwood soon followed in 1942 with plans that called for 500 units; Planeview began at that time also, aiming for 4382 housing units. For defense housing in Wichita and other designated cities, the federal government used a standardized design that it identified as a "minimal house". In its basic form it contained four rooms plus bath.⁶⁷ In Wichita's defense villages these units were typically built in duplex, triplex, and fourplex arrangements.



Wichita-Sedgwick County Historical Museum. Undetermined, Planeview or Beechwood. Circa 1954.

⁶⁵ *Wichita Eagle*. 19 October 1940.

⁶⁶ *Wichita Eagle*. 26 July 26 1928. Pg. 1.

⁶⁷ "Public Housing: The Work of the Federal Public Housing Authority, National Housing Agency". Federal Public Housing Authority, Washington, D.C., March 1946.

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Planeview was directly south of Hilltop Manor, and was the closest housing development to Boeing, which was the largest employer.⁶⁸ Beechwood was located across the street south of Forest Hills making a curious juxtaposition between the density of the public housing units and the proposed exclusivity of the landscaped neighborhood. With Planeview and Beechwood defense workers and their families living so far outside the city limits, the city extended its bus routes to each of the defense housing neighborhoods. The U.S. government also built schools, recreation areas, and other services for the housing projects. Jefferson Elementary School opened in 1942 in Hilltop Manor. Its enrollment in 1946 was the largest of any elementary school in Kansas for that year.⁶⁹ At its peak in 1945 Planeview's population rivaled that of small Kansas towns at 17,549. Within city limits, Wichita's total population was 155,968 in that year.⁷⁰

In addition to the government rental housing, individual one-family houses were built as fast as was possible in northeast and southeast Wichita. In the interest of speed and economy, these houses were financed by and built on designs published by the FHA in the late 1930s that became known as the "FHA minimum house".⁷¹ These basic houses lacked pretentious architectural details. With side-gabled or hipped roofs, they were modest in trim and porch treatment, and lacked overhanging eaves. Many had detached or attached garages. They were affordable and respectable.



Wichita-Sedgwick County Historical Museum.
Looking northwest at west side of North Volutsia Street. 1941



Wichita-Sedgwick County Historical Museum. 646 N. Battin,
1944.

⁶⁸ Hilltop Manor: Between Lincoln Ave. (north), Harry St. (south), Oliver St. (east), and Bluff St. (west)
Planeview: Between Pawnee Rd. (north), 31st St. South (south), Oliver St. (east), and Hillside Ave. (west)
Beechwood: Between Central Ave (north), Mockingbird (south), Laurel (east), and West Parkway (west)

⁶⁹ *History of Wichita Public Schools* (Wichita, KS: Unified School District 259, 1977).

⁷⁰ *Wichita Eagle*. 18 August 1945. Pg. 5.

⁷¹ David Ames and Linda Flint McClelland, "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places National Register Bulletin" (Washington, DC: National Park Service, 2002).

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In 1943, the City of Wichita again hired Harland Bartholomew to review Wichita and produce new city planning reports. The new study found that between 1940 and 1943, the city limits were expanded by only 13 percent while the population grew by a much larger rate. This led the firm to express hope that there could be post-war growth "without an unwarranted outward spreading of population." Planners felt that Wichita had been "spaciously developed" during the 1920s with many subdivisions and, as such, that the city could continue to grow through infill construction and avoid urban sprawl.⁷²

Although the defense housing projects were originally intended to be a temporary wartime solution, sections of Planeview and Hilltop Manor are still intact and in use. At present they provide housing for low-income residents. Beechwood was demolished in 1955.⁷³

After World War II, activity in the aircraft industry did not halt. Aircraft manufacturing continued to thrive and people continued to upgrade their standard of living. The rate of new construction of single-family residences skyrocketed after the war in order to meet the housing needs of these and other industry workers. Infill construction did occur as predicted by Bartholomew, yet even more new houses spilled over into newly platted additions in southeast and northeast Wichita. The last half of the 1940s decade produced thousands of small brick veneer and wood-sided houses in the Minimal Traditional style. Like the wartime simple houses, they were modest in design but regained some stylized architectural details. They were predominately side-gabled, had overhanging eaves, and often the attached garage formed an ell with a front gable. Many had covered front porches that spanned the width of the house, and perhaps a bit of decorative trim and porch posts that created slightly more architectural interest than the simple stoops of the wartime houses built a few years earlier.

As the post-war economy stabilized around the country, consumer demand fueled production growth. Industries such as automobile manufacturing that had converted to producing war supplies converted back to their original purposes and war-related entities such as aviation and electronics grew rapidly. Affordable mortgages under the G.I. Bill for returning members of the military stimulated a continuation of the housing boom as men went back to work and women went back to the home.⁷⁴

Families began to grow after the war and the necessity for improved schools was becoming apparent. In 1948 Adams Elementary School was opened to replace a 1929 building. Designed in the Art Moderne style, Adams was the first school to be built in Wichita after the war. Due to the population density in northeast Wichita, students attended in morning/afternoon shifts until 1952 when Carter Elementary and Murdock Elementary had been built.

⁷² "Hilltop Neighborhood Revitalization Plan". City of Wichita, Metropolitan Area Planning Department, August 2000.

⁷³ *Wichita Eagle*. 19 March 1955. Pg. 5A.

⁷⁴ "The U.S. Economy: A Brief History". U.S. Department of State's Bureau of International Information Programs, <http://usinfo.state.gov>. Accessed April 30, 2007.

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The post-war building boom of 1946 and 1947 in Wichita surpassed all previous years in numbers of building permits issued. The previous high had occurred in 1929.⁷⁵ By 1949 the city had annexed still more farmland in northeast and southeast Wichita that rapidly filled with rows of middle-income houses. Small commercial centers began to spring up among them, serving those outlying suburbs more conveniently than the central business district downtown.

The new additions were irregular in form but were located roughly in these areas:

- 1) Kellogg Street (north), Harry Street (south), Woodlawn Blvd (east), Bluff Street (west)
- 2) Lincoln Avenue (north), Mt Vernon Road (south), Bluff Street (east), Hydraulic Avenue (west)
- 3) 27th Street (north), 19th Street (south), Hillside Avenue (east), Hydraulic Avenue (west)
- 4) 17th Street (north), Murdock Avenue (south), Edgemoor Drive (east), Roosevelt Avenue (west).



Wichita State University Libraries' Department of Special Collections.
Adams Elementary School. 1949.

The fourth area described in the list above contained a widely promoted expansion on the site of a small airport. Developers acquired 80 acres, including the Ken Mar Airpark for a five million dollar housing project.⁷⁶ The venture was named Ken Mar and the airport was relocated several miles to the east. They planned to build 240 houses in the neighborhood plus a commercial center at the northwest corner of 13th and Oliver Streets. The houses were to be one-story, five-room frame and brick residences, typical of the Minimal Traditional type that had dominated the 1940s.⁷⁷ Recognizing the growth in that northeast segment of the city, the Board of Education built a new elementary school at 15th Street and Dellrose Avenue for the young families who sought the new housing.⁷⁸ Construction of the new Ken Mar Shopping Center began in 1956 and was completed in 1959. The former airplane hanger building to the west of the shopping center was remodeled to house the Sky Bowl bowling alley.⁷⁹ The neighborhood retains the Ken Mar name and the residences remain mainly intact; the bowling lanes building is converted to retail and the shopping center is marginally active, supported mainly by new convenience stores east of the intersection.

⁷⁵ *Wichita Eagle*. 1 January 1948. Pg. 5.

⁷⁶ *Wichita Eagle*. 22 February 1950. Pg. 2.

⁷⁷ *Wichita Eagle*. 30 April 1950. Pg. 12.

⁷⁸ *Wichita Eagle*. 1 August 1950. Pg. 5.

⁷⁹ *Wichita Eagle*. 17 January 1959. Pg. 5A.

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War influenced Wichita growth again in the 1950s. As the U.S. military mobilized to fight in the Korean conflict in 1950, the need for military planes escalated. Wichita's aviation industry boomed and more houses were needed for the workers. To meet this demand quickly a large housing development was built in south Wichita. The Oaklawn Development Corporation platted a 260-acre tract in 1951 where they planned to build 1100 single-family houses which were financed through the Federal Housing Administration. Known as Oaklawn, the neighborhood was bounded by MacArthur Road (north), Idlewild Drive (south), Kansas Highway 15 (east), and the Arkansas River (west).⁸⁰ One year later, in July 1952, the first 100 families moved into their new houses. The continued rate of construction was estimated at that time to be 100-150 more houses per week.⁸¹ The area boomed at first, and then suffered abandonment as many owners defaulted on their FHA loans at the end of the decade. In the early 1960s a private development company purchased over 800 of the 1221 units from the FHA and rehabilitated the properties.⁸² The neighborhood is still intact and the housing types are consistent with the lap- or asbestos-shingle-sided, government-sponsored houses of the early 1940s - being functional without much embellishment.

The fighting in Korea ended in 1953 and as the decade progressed, prosperity gained momentum in the United States in spite of remaining "Cold War" anxieties over Communism. It was to be a time of great expansion in Wichita. The Eastborough and Forest Hills developers had survived the Depression Era and continued to sell and build houses at a rapid rate in the 1950s. Ranch house designs had reached Wichita and were the dominant house type in both exclusive communities, as well in the many other



1950 Joann Avenue, built 1955. MAPD file photo 2007.



1181 Old Manor Road, built 1954. MAPD file photo 2007.

new suburban additions throughout the city.

⁸⁰ *Wichita Eagle*. Jul 22, 1951:5

⁸¹ *Wichita Eagle*. Jul 9, 1952:8

⁸² *Wichita Eagle*. Jan 30, 1966:6

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One-story Ranch houses offered a contemporary alternative to the various Queen Annes, bungalows, and cottages in which post-war young couples had grown up. The eaves widened, the boxy Traditional Minimal shape was stretched into a low horizontal silhouette that was vastly different from the two-story houses with steeply pitched roofs and the bulky bungalows of earlier generations. Sliding glass doors, picture windows, and carports deviated from the architectural traditions of the 19-teens and 1920s. Lifestyle became the motivation for the new design. Large front porches of former years were reduced to simple entrances as back yard patio living was emphasized. Rambling floor plans with bedrooms separated from living space by long hallways, laundry facilities on the ground floor, and “family rooms” or “rec rooms” for informal activities, appealed to these young moderns with growing children.



Wichita State University Libraries, Dept. of Special Collections.
Looking northeast in Shady Brook Addition. Circa 1952.

Wichita annexed new additions in all directions. Some were platted in the traditional gridiron pattern, which was an efficient way to subdivide and sell small lots for lost-cost houses. Many others however, implemented a new curvilinear subdivision design. Curving street patterns had grown out of the City Beautiful movement, which was emphasized to Wichitans in Harland Bartholomew's 1922 recommendations that Wichita create many boulevards, parklands, and scenic drives.

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Forest Hills and Eastborough demonstrated that curving street patterns coupled with future landscape screening created a sense of graciousness for their new communities. Other new subdivisions followed suit. The trend occurred nationwide because in the late 1940s the FHA began advocating curvilinear designs, and under that authority they became the legally required standard for neighborhood planning throughout the United States. For the next four decades, builders and planners looked to the *Community Builder's Handbook* published by the Urban Land Institute for instructions on community development based on the curvilinear subdivision and neighborhood unit approach.⁸³

The growth of the 1950s changed Wichita dramatically. In ten years the geographic size of the city more than doubled. In 1950 the total size was 20 square miles in area. By 1960 Wichita had added another 25 square miles of Ranch houses and suburban commercial hubs sprawling over 45 square miles.⁸⁴ The population density of Wichita peaked in 1960 at approximately 2344 persons per square mile (it has been in decline ever since).⁸⁵ Never before in the city's history had so much land been developed in so short a time.⁸⁶



Wichita State University Libraries, Dept. of Special Collections. Looking southeast toward Forest Hills subdivision. Circa 1952.

The rate at which existing schools were expanded and new schools were built testifies to the rapid population growth in Wichita. At the close of 1952 additions were completed for Skinner, Longfellow, Ingalls, and Greiffenstein Elementary schools; Fairmount and Finn Elementary schools were slated for new additions. Clark, Schweiter, Sowers, and Lawrence Elementary schools, plus Curtis Intermediate and West High schools were under construction. Mueller, Levy, Allen, and Murdock Elementary schools as well as Mead Intermediate were newly finished and occupied. Architects were drawing up plans for another intermediate and another high school to be built in the next three years. Board of Education members stressed that acquisition of new sites and additional school construction would be needed in 1953 to keep up with the increase in school population.⁸⁷

⁸³ David Ames and Linda Flint McClelland, "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places National Register Bulletin" (Washington, DC: National Park Service, 2002).

⁸⁴ City of Wichita, Metropolitan Area Planning Department GIS database. Accessed Apr 2007.

⁸⁵ City of Wichita, City Manager's Office, 2007. Accessed May 2007.
http://www.wichita.gov/CityOffices/CityManager/EconomicDevelopment/Population_Profile.htm

⁸⁶ City of Wichita, City Manager's Office, 1999. http://www.wichita.gov/NR/rdonlyres/0323F612-0C90-40FC-80ED-705509A9A55C/0/Profile_of_Wichita_06d.pdf Accessed May 2, 2007.

⁸⁷ *Wichita Eagle*. 29 December 1952. Pg. 5.

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In 1954 the post-war babies were still in elementary school and construction of more school buildings continued. Eight more new elementary schools included Little, Cloud, Wilson, Black, Garrison, Knight, Booth, and Payne. In addition, thirty-three portable units were put into use, and additions were built on Curtis, Mathewson, and Mead Intermediate schools. In 1956 the Board of Education requested that Wichitans vote on a \$12,516,000 bond issue to finance more schools. Eleven new elementary schools were proposed, plus improvements to Beechwood, Dodge, O.K., Cleveland, and Martin schools were needed. The budget also called for four new intermediate schools, Hadley, Ayres, Brooks, and Jardine.⁸⁸ The largest of the proposed building projects was the new South High, the fifth public high school in the city (East High-1924; North High-1929; West High-1953, Southeast High-1957, South High-1959.)⁸⁹ To meet its demand, the Catholic Diocese also expanded its existing schools and built Kapaun Memorial High School in 1957 and Thomas Aquinas Elementary School in 1958.⁹⁰ During the postwar prosperity, Wichita coped with the school shortage by constructing, adding on, utilizing portable classrooms, and applying shift schedules and split classrooms. In total the city built or annexed forty-three new elementary schools, eight intermediate schools, and three new public high schools in the ten years from 1950 to 1959.

In 1959 the outermost city limits were located roughly between 25th-29th Streets North, 31st-35th Streets South, Woodlawn and a few other points east, and the Wichita-Valley Center Flood Control Project ("Big Ditch") on the west. The Wichita population in 1959 was 242,487 people.⁹¹

Multi-family Residential Development in Wichita 1890-1957

The earliest reference in the local newspapers about multi-family housing was in August 1874 with the opening of Mrs. Meagher's boarding house on Douglas Avenue known as the "Cottage House".⁹² Generally the boarding houses offered a range of services that differentiated them from rooming houses, which only offered a place to sleep. In addition to the room, meals and laundry services were offered. The rent for the tenant was a sliding scale predicated on the number of meals taken at the boarding house and if laundry services were requested. The boarding house enjoyed a respectable reputation and was considered appropriate lodging for single persons of both genders. Rooming houses typically catered to laborers and in Wichita were located in proximity to railroads. Rooming houses also had a nefarious reputation. There were several accounts in the local newspapers about raids conducted by the police on rooming houses citing illegal activities such as

⁸⁸ *Wichita Eagle*. 19 June 1956. Pg. 5A.

⁸⁹ *History of Wichita Public Schools* (Wichita, KS: Unified School District 259, 1977).

⁹⁰ *Wichita Eagle*. 13 May 1957. Pg. 1.

⁹¹ *Wichita Eagle*. 24 June 1959. Pg. 10-A.

⁹² *Wichita Beacon*. 5 August 1874. Pg. 5.

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prostitution and operation of opium dens.⁹³ By the early 1930s in Wichita, boarding and rooming houses gave way to the apartment building and were no longer in the mainstream of multi-family housing.

In addition to boarding and rooming houses, semi-detached housing was available. A multitude of names identify this two-family housing type prior to the more common present-day nomenclature of the duplex. These units have been called twin homes, flats, double houses, attached houses and semi-detached houses. The earliest reference to multi-family housing in Wichita was a "double flat residence" built at the corner of William and English in 1886.⁹⁴ It wasn't clear from the newspaper account whether this was a two-story house with a flat on each floor or a two-story duplex with the units being side-by-side.

It appears that the duplex house type evolved from the row houses and military housing of the 1790-1860 period. From 1861-1900, the Army was expanding its efforts to keep peace in the West. The Army Quartermaster Corps developed standardized plans that would provide economical, quality housing to respond to urgent need of housing at the outposts. The most common of these plans was the duplex.⁹⁵ Because Wichita never had the population density of New York, Boston or Philadelphia, the row house was not part of Wichita's built landscape. However, duplexes are scattered among the single-family houses in the residential neighborhoods, particularly the bungalow neighborhoods.

Apartment dwelling can be traced to the early 16th Century in Europe and Great Britain. Old Edinburgh in Great Britain has a tradition of apartment buildings that date back to the early 1500s, although apartment dwelling in the British Isles was not commonplace until the first half of the 20th Century. European cities utilized housing of this type because of the scarcity of land and providing protection to its inhabitants was costly.⁹⁶ Through the next several hundred years, apartment housing evolved to the urban standard that set it apart from tenement housing.

The Industrial Revolution, largely confined to Great Britain from 1760 through 1830, spread to Belgium and France and then to the United States after the War of 1812. It brought about the need for housing in the urban areas as population increased seemingly overnight as people left the farm to work in the factories. It was out of this population growth that the tenements abounded, spreading disease and death because of squalid living conditions. In the United States, the development of tenement housing occurred in the late 1830s and early 1840s with the influx of immigrants and industrialization of cities such as New York, Boston, Philadelphia, Chicago and Washington, D.C. It took social reformers fifty years to get housing and sanitary standards in place to improve living conditions in the tenements.

⁹³ *Wichita Eagle*. 17 September 1910. Pg. 6; 28 October 1911. Pg. 9; and 12 June 1914. Pg. 2.

⁹⁴ *Wichita Beacon*. 16 March 1886. Pg. 4.

⁹⁵ *History of Military Housing Construction*. <https://www.denix.osd.mil/denix/Public/ES-Programs/Conservation/Quarters/three.html> accessed May 3, 2007.

⁹⁶ Norbert Schoenauer, *6,000 Years of Housing* (New York: W. W. Norton & Company, 2000), 311.

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Rising property costs in urban areas at the end of the Civil War prompted builders to market apartments as “respectable” alternatives to boarding houses. Early apartments were modeled after the Parisian apartment with one apartment unit per floor but no private kitchen or bathroom. One of the first apartment buildings in the United States was the Hotel Pelham (1857) in Boston designed by architect Alfred Stone (1834-1908). Twelve years later in 1869 the Hotel St. Cloud designed by Nathaniel J. Bradlee (1829-1888) in Boston and the Stuyvesant Flats designed by Richard Morris Hunt (1827-1895) in New York City were built. The Bradlee and Hunt designed apartment buildings more closely reflect the modern-day definition of apartments having self-contained kitchens and bathrooms. New York architect Phillip G. Hubert (1820-1911) was another innovator of the apartment building. He is credited with substituting wood joist flooring with non-combustible materials creating fireproof units, equipping the kitchens with refrigerators cooled from a central plant; and providing running water both cooled and filtered to individual units.⁹⁷

Advances in design elements in apartment buildings continued through the turn of the 20th century. Luxury apartments provided much larger living space with top-line interior appointments that weren’t common to the working class apartment buildings. Most luxury apartments were also cooperatives with the tenants owning their apartments instead of leasing them. The Hillcrest Apartments, 115 S. Rutan, completed in 1927, is Wichita’s only luxury apartment building.

The apartment-hotel was also gaining in popularity about the same time as the luxury apartment. Generally a certain percentage of the apartments were rented and the remaining units were owned by a cooperative similar to that of the luxury apartments. The apartment hotel management provided domestic service, which had benefits of removing the stigma often attached to the term “servant” and eliminating the need for servant quarters provided in the apartments. Wichita’s Commodore Apartment Hotel opened in 1929 with 109 units with a mix of hotel rooms and apartment units ranging in rental cost from \$65 to \$165 per month with “first class maid and janitor service.”⁹⁸

As early as 1914 and through the years between the two world wars, a shortage of single-family housing existed because of lack of materials and skilled construction workers. During that same time period, promotion of hygiene – running water and private toilets, health benefits from access to adequate sun and proper ventilation, impacted the design of apartment buildings as well as the entire built environment. It was out of this social climate the garden apartment was conceived. The first garden apartments were built in the outlying boroughs of New York City away from the crowded tenements. Andrew J. Thomas (1875-1965), a self-educated New York architect, is credited with developing the building type and coining the term “Garden Apartment”.⁹⁹ In 1917 the Jackson Heights garden apartment development in Queens, designed by Thomas, was built for developer

⁹⁷ Ibid., 335.

⁹⁸ *Wichita Eagle*. 20 January 1929. Pg. 11.

⁹⁹ Schoenauer, 382.

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E.A. MacDougall.¹⁰⁰ New York's tenement laws, at the time, required apartment buildings be no more than 70 percent of the lot size. Tenement housing as well as luxury apartments followed this development format. Thomas' garden apartment projects were built on 25 to 47 percent of the lot area allowing for landscaping of streets and side yards and inclusion of small park areas in the development. This type of development came to the attention of labor unions and the garden apartment was brought back into the city to provide housing for workers. Thomas also designed millions of dollars worth of housing projects for John D. Rockefeller, Jr. in New York City.¹⁰¹ The Riverview Apartment (1928), 404-408 Back Bay, is one of Wichita's finest examples of the garden apartment type.

During the late 1920s and early 1930s the demand for rental housing was accommodated in Wichita's single-family residential neighborhoods with the construction of courtyard apartments. The court apartment morphed out of the bungalow court

concept and was generally two single story buildings containing four to six attached units in each building that faced a landscaped courtyard. It could also be argued that the motor courts of the early 1920s influenced the design of these structures. The motor courts took architectural styles and applied the basic elements to the motel buildings to give them the "home away from home" atmosphere. The courtyard apartments were easily assimilated into single-family residential neighborhoods because their scale and architectural styles blended. The Spanish Revival-style Rio Rita courtyard apartment was built in the Riverside Neighborhood in 1930 and in 1935 the Tudor Revival-style Hope Apartments were built across the street.



Rio Rita, 923-929 Coolidge, photo by Kathy Morgan.



Hope Apartments, 910-914 Coolidge, photo by Kathy

Public transportation had a big influence on apartment building location as it did with the development of the single-family residential neighborhoods. Trolley service began in Wichita in 1881 with horse drawn trolleys and by 1887 the first electric trolleys were operating. Wichita's trolley routes connected Fairmount College (now Wichita State University) on the east; Friends University on the west; packing plants on the north; and

¹⁰⁰ http://www.barrypopik.com/index.php/new_york_city/entry/garden_apartments/, accessed May 23, 2007.

¹⁰¹ http://www.barrypopik.com/index.php/new_york_city/entry/garden_apartments/, accessed May 23, 2007.

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neighborhoods south of downtown to Pawnee Avenue.¹⁰² Jitney buses augmented the transit system beginning in February 1915 and by May 1915 there were 27 licensed jitney operators operating on the paved streets of Wichita.¹⁰³ The last electric trolley was retired to the barn on June 30, 1935 and the City began its all bus transit system.¹⁰⁴ With the advent of motorized public transportation and increased ownership of personal vehicles, apartment building locations were no longer tied to the trolley routes. In the 1940s, the need for housing for aviation workers led to the development of four-plexes with six to eight buildings in one development. These four-plex developments were located in proximity to the bus routes.

Wichita purpose built apartment buildings arrived on the scene in the first decade of the 20th century and were located on trolley lines or within one block of a trolley route. Local newspaper accounts begin reporting the construction of apartment buildings in 1906. In the month of July 1909, the City issued a record number of apartment building permits in the amount of \$50,000.¹⁰⁵

Enterprising Wichitans were investing their money in apartment buildings. A. W. Stoner, one of the owners of the Kansas Steam Laundry, began construction of a new brick, five-unit apartment house at southeast corner of 9th and Market, at a cost of \$15,000 in 1909.¹⁰⁶ It was completed and opened in 1911. By 1927 there were 91 apartment buildings listed in the Wichita City Directory and in 1947 there were 272 apartments listed in the Wichita City Directory.



Methods of building construction were state of the art. Where early apartment buildings were wood frame, building methods turned to fireproof construction and brick, limestone, cast stone, and stucco were the materials of choice for exterior cladding. The apartment buildings took on the architectural styles of the time. Design

¹⁰² *City of Wichita Comprehensive Plan 1921*, Harland Bartholomew . Plate 1.

¹⁰³ *Wichita Eagle*. 16 May 1915. Pg. 9.

¹⁰⁴ *Wichita Beacon*. 30 June 1935. Pg. 10.

¹⁰⁵ *Wichita Eagle*. 2 August 1909. Pg. 5.

¹⁰⁶ The historic postcard image was published in *Peerless Princess of the Plains: Postcard Views of Early Wichita*. Plate 60.

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and amenities of Wichita's apartment housing continued to stay abreast with technological advances. A 1922 newspaper article announced the construction of Kansas' first radio equipped apartment building located at 532 N. Lawrence (now Broadway) appropriately named the Radio Apartment.¹⁰⁷ A.N. Bontz, Sr. built the Bontz Apartment (1924) designed by A.N. Bontz, Jr. at 2610 E. Douglas. It opened in January 1925 with all of the amenities available at the time – fireproof construction, full basement with storage for the tenants and louvered doors in addition to the solid core door to provide for drafts through the apartments, but still allowing for privacy, a two-pipe vapor system heating plant in the basement and had a telephone system in the halls in addition to telephones in the individual units. The apartments were completely furnished including silverware. The lights, gas, water and refrigeration were included in the rent.

Multi-family housing played an important role in the growth and development of Wichita from the 1880s through the post war years of the first and second world wars and the Korean War. Remarkably, a great number of the early purpose built apartment buildings from 1910 through 1940 remain intact and remain in use as apartments.

Conclusion

Itemization of every individual addition, subdivision, and neighborhood development project throughout Wichita over 87 years (1870-1957) is not feasible in this document. Those noted here offer a representative sample of the growth of the city. If further research is deemed necessary in order to support a particular nomination in the future, additional information will be sought in the files of the Metropolitan Area Planning Department-City of Wichita, in the collections of the Wichita Public Library Local History Section, the Wichita-Sedgwick County Historical Museum, and the Wichita State University Libraries Special Collections Department, and in other standard research sources.

¹⁰⁷ *Wichita Beacon*. 15 October 1922. Pg. 5.

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APPENDIX E-1: Architects, Contractors, and Builders 1880 – 1957

Because of the bust and boom periods in Wichita, hundreds of architects and contractors were listed in the City directories between 1880 and 1945. Some of them became well established and their heirs continued the family business. Bontz and Sons was one such family. Three generations served this community, Antoine, Senior who died in 1938, his son Tony who died in 1954 and the grandson Tony III who died in 1990. Lorentz Schmidt and Glenn Thomas also had family members who carried on their tradition in Wichita.

The names of the architects and builders that are listed in Appendix E-1 are by no means complete. They are represented because of their association with properties that are already listed in the Register of Historic Kansas Places and National Register of Historic Places, archives exist that document their projects or their names appear in the Wichita Building Permit Card File. Several architectural firms are the repositories of some of Wichita's prolific architects and those documents are available in the Wichita Historic Preservation Office. The permit card file spans a period of about 30 years from the mid nineteen teens to the mid 1940s.

Architects



Glenn E. Benedick (1915-2001) was born in Plainview, Kansas on September 19, 1915. His family lived in Arizona for one year and then moved to Manhattan, Kansas. He completed public school in Manhattan and received his architecture and architectural engineering degrees from Kansas State University in 1938. He worked for the Army Corps of Engineers during WWII and met his wife Betty in Utah. He learned his craft working with William N. Caton (1895-1993). He also worked with Buckminster Fuller (1895-1983) on the Dymaxion House. Benedick designed schools, churches and houses and in later years took up woodcarving. He retired in 1984 and sold his practice to his nephew Richard Kraybill. He died on December 21, 2001 and is buried in Kensington Garden Cemetery.

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William Newton Caton¹⁰⁸ (1895-1993) was born in Winfield, Cowley County, Kansas on January 27, 1985 to Harry A. and Lola McCampbell Caton. William graduated from Winfield High School in 1913 and attended Kansas State College earning a degree in Engineering in 1917.¹⁰⁹ He enlisted in the Army Air Corps and did a tour in England in the Signal Corps. The small churches and houses in England is reflected in his designs. He typically used wood shingles, horizontal wood siding, board-and-batten, brick or rough cut limestone. Varying combinations of gable and hipped roofs are often humanized by dropping the eave line down to eye level. Interior finishes include the use of exposed masonry.



When he came home from the war, Caton married his childhood sweetheart and went to work in the family monument business.¹¹⁰ Shortly after his marriage, his wife died and he moved back in with his parents. His first foray into architecture was designing and building a house and several smaller structures for his parents.

He opened his architecture practice in 1924. He designed churches, mansions, modest homes and rental housing. He survived the Depression through public work and mausoleum commissions. Caton designed over 60 documented residences in Wichita (See appendix) as well as in Winfield, Kansas; Ponca City, Oklahoma; Dallas, Texas and other communities throughout the United States. In 1950 Don Potter and Bob Yadon joined the firm and in 1956 they became partners in Caton Yadon & Potter. Caton sold his interest in the firm to Yadon and Potter upon his retirement in 1966 for the whopping price of 50 cents each. Caton continued to be involved with small projects until his death on December 9, 1993. Other Wichita architects that trained with Caton were Glenn E. Benedict (1915-2001), Uel C. Ramey. Caton is buried in Highland Cemetery in Winfield.

Sherman G. Bond (1867-1958) moved to Wichita in 1903 at age 34. His occupation in the 1904 Wichita City Directory is designated as Contractor. In 1906 and subsequent years he identifies himself as "Architect, Contractor, and Builder" with offices at 219 E. Waterman. Beginning in those early years, he purchased ads for his services in the directories, placing himself with ambition among the advertisements of many prominent businesses.

¹⁰⁸ A list of structures designed by William N. Caton is filed with this document in the Cultural Resources Division of the Kansas Historical Society, Topeka, KS.

¹⁰⁹ Oral interview of William N. Caton by Sally D. Wilcox, Winfield, Kansas 1987.

¹¹⁰ David H. Sachs, "William Caton, Architect." Paper presented in 2000.

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Bond successfully established himself in Wichita as indicated in a building permit that was issued jointly to him and Herman C. Wey in April 1908. Bond is identified in a corresponding article in the *Wichita Eagle* as the contractor for Wey's prestigious residence to be built at 1751 Park Place. The Wey Mansion, as it is now named, is listed on the National Register of Historic Places and represents a magnificent home of the early 20th century that was as impressive then as it is now. This is the only residential job by Bond that is documented. He is, however, represented by a larger body of work in commercial structures. Sherman G. Bond was born in 1867 in Illinois. He died in 1958 at age 92. He was a member of Albert Pike Lodge/Wichita Consistory, and IOOF.

Ellis Hamline Charles (1893-1986) was born May 5, 1893 in Jeffersonville, Indiana to Leonidas and Henrietta Charles. He was the nephew of Ulysses Grant Charles (1865 – 1947), a noted Wichita architect. The 1900 US Census records Ellis living in Wichita with a sister and his parents. Ellis graduated from Wichita East High School and went on to study architecture at the Armour Institute of Technology in Chicago.¹¹¹ He graduated from Armour Institute, precursor of Illinois Institute of Technology, in 1917 and returned to Wichita. He married Margie Ruth Wilkinson in 1918. He designed several buildings in Wichita, unfortunately no archive of his drawings save the construction blueprints in the Siedhoff archive are known to exist.



Buildings and structures attributed to Ellis Charles as documented in the Tihen Notes.¹¹² In addition to the Belmont Arches, Charles designed the West Side Christian Church (1928), Fire Station No. 1 at 3rd and Water (1930, demolished), Ingalls School (1927), Sorosis sorority building on the campus of the University of Wichita (1940). He also designed several residences included his personal residence at 1518 North Woodrow (1939).¹¹³ After the Great Depression, he worked for the Federal Housing Administration from at least 1937 through 1939 according to the Wichita City directories. He is again listed as an architect in 1940 and listed with a partner Ortmeyer from 1941 through 1943. The only Ortmeyer listed in the City directory is the Ortmeyer Lumber Company. The 1944 street directory shows him living at the house he designed and built at 1518 North Woodrow.

He moved to Dallas, Texas and took another job with the Federal Housing Administration in 1945. He left the FHA job and went to work for noted Dallas architect Mark Lemmon (1889-1975). Lemmon, an

¹¹¹ *Who's Who in Wichita, 1929*, (Wichita, KS: Robert M. Baldwin Publishing Company, 1929), 41.

¹¹² Dr. Edward N. Tihen read and took notes from nearly every issue of Wichita's newspapers dating from 1872 to 1982. There are some 6,000 transcribed pages that document the people, places and events that have shaped Wichita's history.

¹¹³ Kathy Morgan, Telephone conversation with Betty Ruth Charles Osborn, July 27, 2005.

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institutional architect, designed churches, schools, office buildings, and university complexes (Southern Methodist University and University of Texas). Ellis Charles died in Dallas in August 1986.

Ulysses Grant Charles¹¹⁴ (1865-1947): Documentation of U.G. Charles' work is found in the *Wichita Eagle* and *Wichita Beacon* newspapers, advertisements and listings in the Wichita City Directories, and Building Permit files at Wichita's City Hall. From these resources twenty-three residences, seventeen commercial structures, and fourteen public, fraternal, and church buildings have been identified to date as Charles designs. Twenty of these 54 structures are extant. His house designs thus far identified were built principally between 1902 and 1910. He accomplished the thirty other identified buildings between 1905 and 1912 with three exceptions (1917, 1922, 1922). In addition to these structures it is possible that others are yet to be identified.

Charles was born in Indiana and arrived in Wichita in 1887 with six of his adult family members. Information from the Wichita City Directory of that year and the 1900 Federal Census makes up this profile of the family:

"In 1894 after the birth of his son, Charles moved his family to Oshkosh to take employment as head of the design department for the Northwestern Car and Machine Works. He subsequently left Northwestern to open his own architectural office at which time he also gained a position with the Morgan Company, a nationally recognized sash and door manufacturer. He was engaged in design work at Morgan for five years, and then accepted a similar position at the Radford Company."¹¹⁵



In the second half of the 19th century it was common practice for carpenters, contractors, draftsmen, and trained architects to learn architecture from the printed word. At the time that the Charles brothers set up their trade in Wichita many established companies had published illustrated catalogs of plans to be purchased or studied. Most notable were Cleveland & Backus Brothers (1856), Cummings & Miller (1865), E.C. Hussey (1876), George Palliser (1876), Bicknell & Comstock (1880), and R.W. Shoppell (1881), and George F. Barber (1887). These pioneers developed the treatises, manuals, and pattern books that provided technical material for generations of American carpenters, builders, and architects. Such publications were an important basis of education for those who wished to improve their knowledge but were unable to attend the schools of architecture that developed after the Civil War. It is quite possible that the Charles brothers made good use of them. By 1897 publications contained works in the dominant styles of Second Empire,

¹¹⁴ A list of structures designed by Ulysses Grant Charles is filed with this document in the Cultural Resources Division of the Kansas Historical Society, Topeka, KS.

¹¹⁵ William Connelley, *A Standard History of Kansas and Kansans* (Chicago: Lewis Publishing Co., 1918). Accessed online at: <http://skyways.lib.ks.us/genweb/archives/1918ks/bioc>

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Victorian Gothic, Queen Anne, Colonial Revival, Shingle, and Tudor Revival. In general, the plans were those that would appeal to upper-middle class or well-to-do homeowners, although smaller, more modest dwellings were also represented.

Charles' residential designs in Wichita indicate that he was strongly influenced by this new rectilinear style of domestic design. Sourcebooks such as Radford's Portfolio of Scaled and Measured Drawings included every conceivable architectural feature: framing, beamed ceilings, wainscoting, window seats, sideboards, fireplaces, inglenooks, stair railings, and even furniture.¹¹⁶ Just at the time that Radford was opening his new architectural publishing company (1902), Charles left that company and returned to Wichita to take up work as an architect. It would have been an opportune time for Charles to use his familiarity with Radford's collection of plans, plus other sourcebooks, and incorporate them into his own designs during the next 10 to 15 years.

Charles' residences are all monumental in scale and the majority of them adhere to the American Foursquare style in both frame and brick, using simple massing with full-width porches and flared-eave dormers. In some designs he incorporated shingles within gambrel ends that impart the formal composition of the Dutch Colonial Revival style, and stonework that adds to the impression of weightiness.

Elbert Dumont (1847-1904), an architect from Farmerville, New York, arrived in Wichita in 1884. He formed a partnership with C.W. Terry for two years, during which time they designed many commercial and residential structures including the Carey House (Eaton Hotel), 525 E. Douglas (1886) and the Carlisle House, 1215 N. Topeka (1886). During 1886 he created his own company with another Terry associate, Albert W. Hayward (dates unknown). The partnership of Dumont and Hayward produced several business blocks, a firehouse, and the original Wichita University building, located on East Lincoln. The men worked together for about five years, at which time Hayward left Wichita. Elbert Dumont continued his architectural career until shortly before his death in 1904. That time period of his work is associated with the Parks/Houston House, 1111 N. Broadway (1898) and St. Mark Church, 19230 W. 29th Street North (1903).

Alfred Gould (dates unknown) apparently lived in Wichita for only one or two years. The 1887 City Directory lists him as being "from Boston". It is known that he formed a brief partnership with C.W. Terry for about four weeks in that year. During that time Gould obtained contracts to design the prestigious Burton Campbell and J.O. Davidson residences on the west bank of the Little Arkansas River. If Terry was

¹¹⁶ Commentary on reprint of *Radford's Portfolio of Details of Building Construction* (Dover Publications, 1983). Originally published by the Radford Architectural Company, Chicago, Illinois, 1911. Accessed online at: <http://www.mitchellspublications.com/rep/arch/radford/ohms/index.htm>.

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involved in those plans, it is undocumented. Campbell Castle, as it is known, still stands as Gould's distinguished contribution to Wichita.

Fred G. McCune (1869-1943) was born in 1869 in Corydon, Wayne County, Iowa, came to Wichita in 1884 working for the Rock Island and Santa Fe railroads in maintenance and construction. His biography in the 1910 History of Wichita and Sedgwick County Kansas: Past and Present did say he graduated from Architecture College, but the college was not identified.¹¹⁷ In 1893, McCune went out on his own and began designing and constructing buildings throughout southern Kansas and northern Oklahoma. He designed the College of Music; the Whitlock block on South Emporia; the Ratcliffe Block in Cunningham, Kansas; Thomas Kirse Block in Medford, Oklahoma; furnished plans for schools in Spivey, Sawyer, Hazelton, and Mays, Kansas. He designed and built the 12-story Bitting Building, the Noble block, Elks Club, Harry Cottman residence, and the W.F. Kuhn residence on University Avenue. General references were made regarding other unidentified residences. The Stoner Apartment Building may be the only remaining structure in Wichita that McCune designed. McCune advertised in the 1909 Kansas Farmer's Star as a "successful contractor and builder for a period of more than 20 years" specializing in reinforced concrete and brick. He died in Oklahoma.

Willis T. Proudfoot (1860-1928) arrived in Wichita from Iowa in 1885 to establish an architectural practice. **George Washington Bird** (1854-1953) joined him in 1886 and for the next several years their business flourished due to the boom of development in Wichita. The Richardsonian Romanesque style of architecture, which is a hallmark of their work, is exemplified in public and private buildings. Fine examples of their residential designs remain in Wichita as various stone cottages including Proudfoot's home, Hillside Cottage and Bird's home, The Aviary. They also left a legacy of monumental public buildings such as University Hall, 2100 University (1886), the Scottish Rite Temple, 332 E. First (1887), McCormick Elementary School, 855 S. Martinson (1889), and the old Wichita City Hall, 224 S. Main (1890). Having established their careers and depleted the building boom, Proudfoot and Bird left Wichita in 1893 to pursue opportunities in other cities. They continued their partnership for another 20 years.

¹¹⁷ O. H. Bentley, *History of Wichita and Sedgwick County Kansas, Vol. II*, (Mt. Vernon, IN: Windmill Publications: 1994), 841. Originally published: Chicago: C.F. Cooper, 1910.

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Lorentz Schmidt¹¹⁸ (1884-1952) was born in Clyde, Kansas April 25, 1884. He was the eldest of nine children born to Bernhardt and Magdalene (Gram) Schmidt. Typical for the time and being the eldest of nine children, Lorenz began working the farm at a young age. He left school after he completed the 7th grade to work full time on the farm. When he was a young man of 18, he lost his leg in a farming accident. No longer able to work the farm, he went back to finish high school. Schmidt soon found a job as a barber that paid room and board so he didn't have to traverse the three miles between home and school twice a day. He finished high school in Emporia, Kansas and attended Kansas State Normal School (now Emporia State University) for one year.¹¹⁹ He worked his way through college using his barber trade, attending the University of Illinois and graduating with a B.S. in architecture in 1913. He came to Wichita in 1915 and practiced here until his death in 1952. Schmidt was elected to the 1951 class of fellows of the American Institute of Architects.¹²⁰ According to his obituary published on the front page of the Wichita Eagle, February 6, 1952, he was the only practicing architect from Kansas ever to a fellowship in the American Institute of Architects. The press release announcing his selection cited his effort in the passage of the Kansas Architectural Registration legislation; helped organize the Wichita Association of Architects in 1945 and served as its first president; helped organize the Kansas Builders forum; served on the Wichita Planning Commission; had been active with the Chamber of Commerce, Red Cross, Salvation Army, Community Chest and Boy Scout council as criteria for his selection as an AIA fellow; and established annual scholarships at Kansas State and Kansas University.

Schmidt came to Wichita from Illinois to begin his architectural practice in 1915. He was associated with Glen H. Thomas for three years until Thomas formed his own company. Cecil Francis Boucher (1890–1969) joined Schmidt in 1917 and Harrison George Overend (1892-1957) came to the firm in 1919. In 1925 Schmidt and Company reorganized as Schmidt, Boucher, and Overend, an association that lasted until 1931. The prominent firm designed private residences as well as many public buildings including schools, churches, commercial, and university structures. Overend and Boucher left to form a new company that was active into the 1950s. Throughout the 1930s, 1940s, and until his death in 1952, Lorentz Schmidt continued to design theaters, schools and churches, plus commercial and hospital buildings. Lorentz Schmidt, Jr. continued his father's legacy in a subsequent firm of McVay, Schmidt, and Peddie, which was active through the 1960s.

Schmidt designed a wide array of structures that remain part of the Wichita landscape. He is most well known for his school buildings. A few of the schools he designed for the Wichita School District are:

¹¹⁸ A list of residences designed by Lorentz Schmidt is filed with this document in the Cultural Resources Division of the Kansas Historical Society, Topeka, KS.

¹¹⁹ *Wichita Beacon*. February 25, 1923, Sunday Magazine, pg. 1.

¹²⁰ *Wichita Eagle*, April 29, 1951, pg. 10.

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Horace Mann Elementary (demolished), Washington (demolished), Linwood (demolished), East High School, Hamilton Middle School, Blessed Sacrament School, James Allison, and Roosevelt. This association with the Wichita School District helped launch his career throughout the region. His list of Kansas's schools includes schools in Newton, Andover, Augusta, Belle Plain, Clyde, McPherson, Liberal, Hugoton, Clearwater, Ellinwood, Colwich and Dodge City. His blueprint record also includes the Stillwater, Oklahoma High School.¹²¹ Schmidt also designed churches, hospitals, commercial buildings and residences. Some of the better-known commercial and religious structures in Wichita that were designed by Schmidt are Hillcrest Apartments, Ranney-Davis Warehouse, Petroleum (Ellis-Singleton) Building, Brown Building, St. James Episcopal Church and Gloria Dei Lutheran Church. A number of his significant residential structures are found in College Hill, Midtown and Riverside. Six of the houses on Belmont between Douglas and Central are his designs.

Never shirking his civic duties, in addition to designing the Fresh Air Baby Camp (NRHP), Schmidt did architectural work for the planned war housing projects during World War II at Hilltop Manor and Planeview in Wichita, as well as war housing projects in Great Bend, Independence, Liberal, Pratt, Victoria, Junction City and Independence.¹²² Schmidt died from cancer at his home in Wichita on February 5, 1952.

Don Buel Schuyler (1888-1972): Shuler Brothers Construction was a small family-operated company in the early 20th century that produced an architect of good training and modest renown. Shuler Brothers (sometimes listed as Shuler & Shuler)¹²³, was founded in Wichita in 1903 when contractor Frank M. Shuler (1864-1959) brought his brother Buel M. Shuler (1857-c.192?) a carpenter, into the business. In the following year, they employed Buel's teenage sons, Ivan and Don as carpenters. By 1920 Frank's younger son, Alston (1902-1959) had also come to work for his father and uncle. It was Don Buel Shuler (1888-1972) that eventually made a name for himself in a variety of educational, religious, public, and residential designs. His major body of work occurred in Alabama, but is also represented in Wichita.

As this two-generation business developed in Wichita, Don graduated from Fairmount College and left the city in 1913 to pursue studies in architecture at the University of Illinois (BS/Architectural Engineering, 1916). During these student days, Shuler made an opportune job affiliation with Chicago architect Francis Berry Berne (1883-1967) and was tapped by Byrne's colleague Frank Lloyd Wright to work as a site architect in 1916-1917. The job was the construction of a Wright-designed house back in Shuler's hometown, Wichita. Schuler fulfilled that position and the Henry J. Allen House (NRHP) holds the distinction of being the last Prairie-style residence that Wright designed. It is now maintained as a house museum.

¹²¹ City of Wichita Historic Preservation Office and Wichita State University Libraries, Department of Special Collections, *Guide to Drawings by Wichita Architect Lorentz Schmidt*.

¹²² *Wichita Eagle*. February 6, 1952, pg. 4.

¹²³ Variations on the spelling of the family name in the U.S. Census and Wichita City Directories include "Shuler" and "Schuler".

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Don Shuler remained in Wichita for the next ten years, during which time he opened a private architectural practice under the professional spelling of his name, "Schuler". He met and married Miss Joy Davis during this time. One of the first big projects that he completed was a memorial arch that spanned Wichita's main intersection at Lawrence and Douglas Avenues. The arch, which was 40 feet high and spanned 70 feet, was a tribute to returning military troops at the close of World War I. Parades of soldiers leaving the railroad station were welcomed home as they passed under the arch. The arch was not intended to be permanent; it was dismantled in 1920.

Schuler's career in Wichita combined construction contracting with architectural design. Building permits¹²⁴ show a mix of high style churches, commercial buildings, and residences plus modest residences that may have been plan book patterns for his family construction company jobs. Many of the high-style designs show influences, or were modeled from, Frank Lloyd Wright patterns.

Don Schuler left Wichita in 1926. At that time Schuler changed the spelling of his name again to "Schuyler" in order to affect a connection to prominent families in Pennsylvania and in the southern United States. He worked in an architectural firm in Mobile, Alabama for about seven years, and ultimately established a private practice in Tuscaloosa. It was in that state that the bulk of his work was accomplished. According to a 1954 inventory, nearly 90 structures in Alabama were credited to him as of that time.

William L. Schultz (1884-1968): Wichita City Directories document William L. Schultz's career as a draftsman for various architects in Wichita including A.A. Crowell, 1913; S.S. Voight, 1918, 1920, 1923; and W.V. Street, 1922. From 1924 to 1955 he is listed as an independent architect. He is best known for his work with contractor J. W. Schrader in the design for the Riverview Apartment building, 404-408 Back Bay Boulevard (1927-1928).

Charles W. Terry¹²⁵ (1847-1931) resided and worked in Wichita for about thirty years. He moved to the city in 1885 and worked for the first two years with several associates including Elbert Dumont (1874-1904), Alfred Gould (dates unknown), A.T. Hayward (dates unknown), and G.K. Thompson (dates unknown). Dumont and Hayward soon started their own business, as did Gould. Edward Forsblom (1875-1961) joined him in 1906 and eventually took over the firm. Forsblom purchased the business in 1916 and Terry moved to California soon after. He died there in 1931. C.W. Terry's company is credited with many fine residences extant in Wichita including the L.W. Clapp House, 1847 Wellington Place (1887), the Steinbuchel House 1905 Park Place (1887), the Cyrus M. Beachy House, 3715 E. Douglas (1909), and the Marc Clapp House, 1817



¹²⁴ Building Permit Card File. City of Wichita, 455 N. Main Street, Planning Dept.

¹²⁵ Photo from advertisement in 1909 Kansas Farmer's Star publication. Wichita-Sedgwick County Historical Museum.

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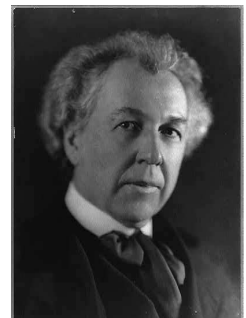
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Wellington Place (1913). He also designed the elegant north addition to the Scottish Rite Temple (1907), 332 E. First, and numerous commercial buildings.

Glen H. Thomas (1889-1962) moved to Wichita in 1916 to join the firm of Lorentz Schmidt, whom he met when they were architecture students at the University of Illinois. After serving in World War I, he returned to Wichita in 1919 and established his own company. Thomas became the senior partner in the prominent firm of Thomas, Harris and Calvin. Lawrence Byers (1905-1993) worked as a draftsman/architect for Thomas from about 1929 to 1935 and is known to have assisted with the design of North High School. In 1929 Thomas wrote of that project in *Wichita Magazine*, "The thoughts, ideas, suggestions and study of all the men in my office, and especially those of Lawrence W. Byers, were combined to develop what we hoped would be distinctive, modern, and interestingly American." Arthur B. Harris was associated with Thomas from 1928 until Harris' death in 1957. Roy E. Calvin, Jr. survived them both and later formed Calvin, Perkins, and Jones. Thomas & Harris' designs span important Wichita structures from the Municipal Airport Administration Building (1929) to the Mid-Continent Airport, Administration/Service Building, (1952) and include Alcott Elementary School, 3400 E. Murdock (1930), John Marshall Intermediate School, 1519 Payne (1939) and North High School, 1437 N. Rochester (1929). Many commercial buildings in the city are also ascribed to the company. Glen C. Thomas and Robert B. Harris, sons of the founders, subsequently formed Thomas, Harris, Ash, and Mason (Charles Ash, Claude Mason).

Samuel Siegfried Voigt (1885-1937): Born in Leipzig, Germany on January 29, 1885, he arrived in Wichita in 1896 with his parents Carl and Anna. Voigt completed an architectural and engineering degree from an International Correspondence in 1909.¹²⁶ He married Florence English of Marysville, Ohio in 1912. He worked as a draftsman for Wichita architect Fred G. McCune (1869-1943). While working for McCune, the firm designed and built a large number of buildings in Wichita and the surrounding area. In 1913 Voigt established his own practice as an architect and engineer. According to the 1929 *Who's Who in Wichita*, Voigt designed more than 400 schools, 200 churches and numerous residences. He has completed designs in Kansas, Oklahoma, Nebraska and Texas.¹²⁷ He died November 17, 1937 in Wichita.

Frank Lloyd Wright (1869-1959) is considered the preeminent American architect. Wright was born in Richard Center, Wisconsin on June 8, 1867. He attended engineering school at the University of Wisconsin-Madison, but never completed his degree. He began his career with minimal formal training and a fortunate drafting position in the firm of Adler & Sullivan in Chicago. Although a dispute led Sullivan to fire him, Wright had absorbed Sullivan's influence and adopted the philosophy of "form follows function". Eventually his own studio became the workplace for many of his colleagues as they developed the Prairie School of architecture. Wright's work



¹²⁶ *Who's Who in Wichita, 1929*, (Wichita, KS: Robert M. Baldwin Publishing Company, 1929), 198.

¹²⁷ *Wichita Beacon*, April 15, 1929.

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spanned more than 60 years and included two designs for residences and a university building in Wichita. Widely known by 1915, he accepted a commission for the Henry J. Allen House, which was built at 255 N. Roosevelt. It is considered the last of his Prairie Houses. By 1935 his experiments with well-designed homes for people of modest means attracted Charles and Louise Hoult of Wichita. They contracted with him to draw a plan for this "Usonian" house type. In the end the arrangement was abandoned and the house was never built. However, the design became the prototype for many others built elsewhere over the next 20 years. Corbin Education Center was one of the last buildings by Wright. He designed it in 1957 for the campus of the University of Wichita (Wichita State University). It was built in 1963, after his death. During his lifetime, Frank Lloyd Wright built 532 homes, museums, and office buildings. More than 400 of his structures still stand. Wright died in Phoenix, Arizona on April 9, 1959.

Contractors and Builders

Oscar Walter (O.W.) Armagost (1873-1961) was born in Charles City, Iowa on April 10, 1873. He began as an apprentice carpenter at the age of 15 in the construction of barns, houses and other farm buildings. He built hotels, schools and a Carnegie Library in Waterloo before coming to Wichita. He came to Wichita in 1921 and started the Armagost and Son Construction Company. In addition to residences, Armagost built the Steffen Ice Cream building, John Marshall Intermediate School, Lincoln Elementary School and the Immanuel Lutheran Church. He retired in 1945 and E.W. Moreland took over the business and changed the name to Moreland Construction Company. He died October 21, 1961 in Wichita.

Nathaniel P. Blakeman (1883-1955) was born on July 9, 1883 in the vicinity of Douglas Township, Butler County, Kansas. The 1880 U.S. Census shows his father as living in the township and his occupation was listed as a stonemason. The 1900 U.S. Census shows the family; Nathaniel is 16 at this time, living in Wichita. Jerry is listed as a stonemason and Nathaniel is listed as a stonemason apprentice. The last time Nathaniel is listed in the Wichita City Directory is 1924. The 1930 U.S. Census shows him living in Los Angeles, California and his occupation is contractor. He died October 6, 1955 in Merced, California.

Antoine "Tony" Nickel Bontz, Jr.¹²⁸ (1898-1954): Born in Hutchinson, Kansas on July 18, 1898, his family moved to Wichita in 1906. Bontz, Sr. (1866-1938) moved to Wichita and began his contracting business in 1903. After Tony completed his degree at Washburn, he came home and became a partner in A.N. Bontz and Son. The 1929 "Who's Who in Wichita" indicates that he lived at 310 Dellrose¹²⁹, which he designed and built¹³⁰. Bontz and Son contractors were responsible for construction of residences in College Hill, Riverside, Delano and in the Village of Eastborough. Tony died on June 30, 1954 in Eastborough,

¹²⁸ A list of building permits issued to A. N. Bontz & Sone is filed with this document in the Cultural Resources Division of the Kansas Historical Society, Topeka, KS.

¹²⁹ *Who's Who in Wichita, 1929*, (Wichita, KS: Robert M. Baldwin Publishing Company, 1929), 24.

¹³⁰ City of Wichita, City Building Permit card file, Wichita Historic Preservation Office.

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Kansas and is interred in Maple Grove Cemetery in Wichita. Antoine Bontz III carried on his father and grandfather's construction business. Antoine III died in 1990 in Wichita. See appendix for partial list of construction projects by Bontz & Son.

Antoine Bontz, Sr. (1866-1938) was born in Peoria, Illinois August 18, 1866. He came to Wichita and started a construction company with his son in 1906. In addition to residences, Bontz also built many fine apartment buildings. Antoine died November 28, 1938 in Wichita.

William L. Burney (1874-1943) was born November 16, 1874 in Kansas. He died December 3, 1943 in Wichita, Kansas and is entombed in Old Mission Mausoleum.

William M. Crandall (1886-1970) was born April 28, 1886 in Stanley, Iowa. He moved to Wichita around 1907. He also worked for Hahman and Hamilton Construction. He died July 31, 1970 in Wichita.

David Crichton (1877- 1954) was born on April 28, 1877 in Buckhaven, Scotland. He and his wife immigrated to the United States in 1906. His most notable houses are the Hatfield Duplexes at 2402-04 and 2406-08 West Douglas. He died in Wichita on February 16, 1954 and is buried in Wichita Park Cemetery.

John M. Denny (1867-1940) was born in Pittsburgh, Pennsylvania on September 10, 1867. He came to Wichita in 1907. His contracting career spanned 50 years. In addition to houses, he built the Wichita Children's Home, First Baptist Church Education Building and additions to the Coleman Lamp Factory. He died June 29, 1940 at his home, 1451 N. Broadway, in Wichita and is buried in Maple Grove Cemetery.

Clarence S. Drake (1887-1967) was born September 14, 1887 in Morocco, Indiana and moved to Wichita in 1921 from Collinsville, Oklahoma. He built the Dunbar Theater in 1941. He died at the age of 79 on February 20, 1967 in Wichita, Kansas and is interred at Resthaven Gardens of Memory.

John B. Dunn (1887- 1954) was born in Benton, Kansas on August 25, 1887. He died in Wichita on May 25, 1954 and is interred in Wichita Park Cemetery.

Edwin Egbert (1871-1947) was born in Morgantown, Indiana. He died in Wichita on November 16, 1947 at the age of 77 and is buried in Wichita Park Cemetery.

James Furnas (1885-1967) was born Sept 17, 1885 in Kansas. He grew up in Wichita and married Leah Kirkland in 1911. He was a building contractor for many years. From City Directory information it appears that the stock market crash in 1929 caused him to change jobs and he became a salesman and business manager. He retired in 1950 and he and his wife moved to Dodge City in 1966. Furnas died September 18, 1967 in Dodge City and is buried in Wichita Park Cemetery.

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Howard Linn Hammond (1891- no death date) was born May 8, 1891 in Peabody, Kansas. His WWI draft card states that his place of employment is "building thirty homes in Riverside." He did business under the names of Howard Construction Company and Wichita Construction Company. He purchased the old County Club property in College Hill and built houses there. He built 320 Circle Drive, 220 N. Clifton and 208 N. Clifton.

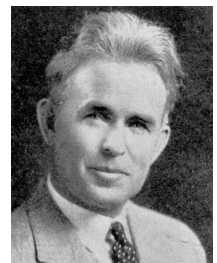
R.B. Holmes (1878-1973) was born March 28, 1878 in Iowa. He is first listed in the 1908 City Directory as a carpenter living at 521 N Waco. At the time of his death, he was living at 1630 W 13th Street. City permit card file shows him as the contractor of multiple houses in that vicinity as well as Riverside, College Hill, Delano, and other close-in neighborhoods. He died in Wichita on September 23, 1973 and is interred in Wichita Park Cemetery.

Robert James McKee, Jr.¹³¹ (1875-1943) was born in Illinois on October 26, 1875. He first appeared in Wichita in 1900 as a farmer and in 1909 lists himself as a contractor. He was one of Wichita early bungalow developers. The Wichita Eagle reported in 1926 that "well known Wichita property owner and builder" Robert J. McKee intended to build bungalows "of the latest design and of the type so popular in California and Florida" on seven acres in the Riverside Court Addition. He died in Wichita on May 5, 1943 at the age of 67 and is buried in Wichita Park Cemetery.

William A. Morris (1892-1963) was born August 31, 1892 in Wichita and lived here all of his life. He and his father Walter developed Roosevelt Field, Sleepy Hollow, Crown Heights and Lincoln Heights. He died on August 21, 1963 in Wichita.

Walter Morris (1860-1951) was born in Sabine, Ohio on March 14, 1860. He came to Wichita in 1888 and was actively involved in real estate and development until his death on July 4, 1951. His real estate firm developed several additions in Wichita including the 80-acre Roosevelt Field, 18-acre Sleepy Hollow, 45-acre Crown Heights, and 73-acre Lincoln Heights additions.

Chester A. Mourning (1881-1970) was born September 14, 1881 in Basco, Illinois. His parents Joshua Bell and Naomi (Steffy) Mourning settled in Sherman County, Kansas near Goodland between 1888 and 1891. Mourning & Sons built numerous school buildings in northwest Kansas. The 1900 Census shows the family living in Lamar, Prowers County, Colorado. Chester graduated from Lamar College in Colorado. He was a Building Superintendent for Colorado Iron & Fuel from 1900-1903 and manufactured brick at Las Animas, Colorado from 1904-1907. He moved to Wichita in 1907 and married Minnie Lee



¹³¹ A list of structures attributed to Robert J. McKee, Jr. is filed with this document in the Cultural Resources Division of the Kansas Historical Society, Topeka, KS.

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Syria in Newton, Kansas on November 11, 1907. Chester was one of 16 children. He had several brothers that were bricklayers that also lived and worked in Wichita. He died in May 27, 1970 in Wichita and is buried in Old Mission Cemetery.

Fred Mourning (1891-1976) was born May 10, 1891 in Sherman County, Kansas. Fred was the son of Joshua Bell and Naomi (Steffy) Mourning. Joshua and Naomi Mourning moved to Wichita in 1908 and Fred probably relocated with them. Like his brothers, Fred worked as a bricklayer and then became a contractor. His brothers Chester and Oliver were also builder/contractors in Wichita. He died November 24, 1976 in Wichita and is buried in Wichita Park Cemetery.

Oliver J. Mourning (1875-1952) was born September 11, 1875 in Bentley, Hancock County, Illinois to Joshua Bell and Naomi (Steffy) Mourning. His family moved from Illinois to Nebraska and then to Sherman County, Kansas sometime between 1885 and 1891. He attended public school in Sherman County. He grew up in the contracting business of Mourning & Sons. In 1900, at the age of 24 he went to work in the steel mills in Pueblo, Colorado. In 1904, he moved to Wichita and started his contracting company. His biography, published in William Connelley's *History of Kansas*, 1928 states he was also an architect¹³². No reference was given as to where he received his architecture degree. Oliver is credited with designing and building the Hotel McClellan, Severdale and Severlawn Apartments, Gill Chapel, and the Leona Apartments. He died January 15, 1952 and is buried in Highland Cemetery in Wichita.

William Sidney Mourning (1883-1975), son of Joshua Bell and Naomi (Steffy) Mourning, was born in Quincy, Illinois on May 22, 1883. He moved to Wichita in 1908 with his parents and siblings. He started out in the lumber business and then became a contractor/builder of fine homes.¹³³ He died January 15, 1969 in Wichita.

Thomas Carling Naylor (1883-1945) worked in Wichita from 1918-1926. During his short stay, Naylor worked for a number of companies including his own construction company, De La Vergne & Naylor, an oil operations business, Wichita Dehydrated Products and established BCN Real Estate Trust. Toward the beginning of his career in Wichita, he built the Belmont Apartments at 115-117 S. Belmont in College Hill which were finished in June 1918 and in August he purchased the Interdale Apartments located at 916 N. Lawrence for \$125,000. He would reside in these apartments until he completed the Adeline Apartments in 1923. In September 1923, the Adeline Apartments were ready for occupants. Naylor and his family lived in apartment 18. In 1925, Naylor sold the Adeline Apartments to David S. Jackman for \$160,000. Naylor and his family moved to Beverly Hills, California. He died in Los Angeles on December 15, 1945 at the age of 62.

¹³² William Connelley, *A Standard History of Kansas and Kansans Vol. III* (Chicago: Lewis Publishing Co., 1918), 1446.

¹³³ *Who's Who in Wichita, 1929*, (Wichita, KS: Robert M. Baldwin Publishing Company, 1929), 144.

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John C. Neely (1894-1985) was born in Topeka, Kansas on October 11, 1894. He was educated in the Topeka public school system and attended the University of Illinois where he earned his architecture degree in 1917. Neely worked for the Fuller Construction Company at Camp Funston in Kansas, projects in Alliance, Ohio and Washington, D.C. after leaving Illinois. He was the assistant for Major Wood (later General Wood) who was the government representative for the construction of the Old Hickory Power Plant at Nashville, Tennessee. Neely was transferred to New Cumberland, Pennsylvania as the engineer for the Ordinance Department where he was responsible for the construction of warehouses.

Neely joined the Army and was stationed at Camp Taylor, Kentucky where he attended officer's training school. After the Armistice was signed in November 1918, he came home to Topeka and worked as a bridge engineer. He left that job after a couple of months and came to Wichita and joined Lorentz Schmidt and Company. He worked there until 1922 when he started his own construction company.¹³⁴ He married Lottie Thompson on October 26, 1922 in Wichita. John C. retired in 1980 and his son, John C. Neely III graduate of Kansas State University Architecture School continues to operate Neely Construction Company in Wichita.

John C. Neely died December 24, 1985 and is entombed in Mission Chapel Mausoleum in Wichita. Lottie died November 29, 1990 and is entombed next to John C.

Claude E. Neil (1882-) born in April 1, 1882 in Missouri. He came to Wichita in 1919 from Topeka. By 1922, he had built 100 houses and several apartment buildings. The Navarre and Nokomis Apartments listing in the Kansas Register of Historic Places and the National Register of Historic Places are two of his projects. He also built four apartment buildings in the 3200 block of Oakland. He died December 12, 1942 in Wichita, Kansas and is buried in Old Mission Cemetery.

Robert L. Nuckolls (1887-1958) was born January 5, 1887 in Fayetteville, Arkansas. He came to Wichita sometime between 1910 and 1917 from Louisburg, Kansas. The 1910 U.S. Census showed him living in Louisburg and listed his occupation as carpenter. The World War I draft cards show him living in Wichita and working as a carpenter. He died March 11, 1958 in Wichita, Kansas and is buried in Wichita Park Cemetery.

Walter Ramsey (1876-1956) was born July 28, 1876 at Andersonville, Indiana. His family moved to Cherryvale, Kansas and he started in general contracting business with his father. Walter moved to Wichita in 1900 and opened his own business as an architect and general contractor. He was a graduate of the

¹³⁴ *Lion Tattler*. Spring 1982, pg 3. John Neely wrote a letter to his alma mater that was published requesting that his housemates between 1914 and 1918 contact him. The previous biographical information was taken from this alumni newsletter.

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College of Emporia, a charter member of the former Kansas Master Builders Association and served as its president for 20 years. He died June 1, 1956 in Wichita, Kansas¹³⁵.

Lewis Carl Schrader (1900-1970) was born in Sedalia, Missouri on March 25, 1900. He received an 8th grade education from Missouri public schools and then went to work with his father. He moved to Wichita in 1914 with his family. When L.C. registered for the WWI draft in September 1918, his occupation was listed as "carpenter" working for H.T. Wilson. In March 1921, he married Clara Margaret Schultz of Wichita. They moved to California for several years where he also worked in the building trades. They came back to Wichita in 1927 and again L.C. resumed working for his father John W. Schrader. They went to Atchison, Kansas and built houses there for almost two years. When they came back to Wichita full time, L.C. and Clara moved into the house at 228 N Grove that had been built by his father. During the Depression when building was slow, Lewis managed several filling stations. He also worked briefly for Beech Aircraft. By 1939 he was back in the construction business, working for himself. His father retired from construction work and began managing the North End Market located at 1907 North Broadway in 1936. L.C. was older than his brothers and when he went back into contracting after the Depression was nearing its end, he started his own company. Brothers Willard, Herbert and John started Schrader Brothers Construction and it is still family owned and operated. According to a telephone interview with Lois Beard, L.C.'s daughter, her father was into building more substantial houses in east Wichita and Eastborough Village.¹³⁶ The brothers did smaller projects at that time.



It appears that Schrader built speculation houses. His daughter Lois confirmed that L.C. Schrader was involved in construction of single-family residences exclusively. Schrader retired in 1965 and moved back to Missouri. He died on November 14, 1970 and is entombed in the Wichita's Mission Chapel Mausoleum. Clara died June 23, 1984 in Wichita.

George Herman Siedhoff (1878-1966) was born in St. Louis, Missouri on March 7, 1878. He married Lydia Louise Wilhelmina Amelia Hagemann (b. 1883, d. 1964), of St. Louis, on November 7, 1900. He learned his trade as a concrete construction foreman in St. Louis and reference was made to his association with the St. Louis American League Baseball Park. Concrete construction was becoming the preferred method of construction at the turn of the twentieth century and Siedhoff became known for his thorough knowledge of concrete construction. Around 1905, he went to Virginia for two years where he worked as a

¹³⁵ *Wichita Eagle*. June 2, 1956, pg. 5.

¹³⁶ Much of the family information was taken from Kathy Morgan's telephone interviews with Patty Robinson, daughter of Willard A. Schrader and Lois Beard, L.C.'s daughter. The owners of Schrader Brothers Construction were helpful in getting contact information for these cousins.

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construction superintendent for projects in Norfolk and Richmond.¹³⁷ One of his projects was the rebuilding of Murphy's Hotel in Richmond, listed at that time as one of the noteworthy hotels of the south. He moved to Kansas City in 1908 and began his own contracting company with a working capital of \$12.50. His first project for Curtis and Thwing made him a profit of \$3,500 launching his career as a successful building contractor.



GEORGE HERMAN SIEDHOFF

Among his projects in Kansas City between 1908 and 1917, were Mercy Hospital, Rialto Building, Karnes School, J.L. Case Building, Bonfils Building, Higbee Building and scores of others.¹³⁸ While he was still operating his construction company in Kansas City, he got the contract to build 12 buildings in Wichita for Standard Oil Company during the summer of 1916.¹³⁹ Siedhoff moved his operation permanently to Wichita in 1917. Siedhoff Construction Company built many of the major buildings in Wichita that included a wide variety of building types. "As a builder, George Siedhoff's mark is seen in Wichita from College Hill to the Orient shops and from the Red Star Mill to the Marland Refinery Building."¹⁴⁰ Siedhoff had a strong sense of community and built both the Mercy Hospital in Kansas City and the Fresh Air Baby Camp (NRHP) in Wichita for only the cost of the materials.

Buildings constructed by Siedhoff Construction Company— Fresh Air Baby Camp, Belmont Arches 20th Century Club, Hillcrest Apartments, Allis Hotel (demolished), Wheeler Kelly Hagney Building (NRHP), Brown Building (Wichita Register of Historic Places), Wichita Broadview Hotel, Emporia Broadview Hotel, the Forum (demolished), Innes Warehouse (Warehouse and Jobbers NR Historic District), Grant Telegraph Building (Warehouse and Jobbers NR Historic District), Uptown Theater, Wesley Hospital, First National Bank Building, Shirkmere Apartment Building, Union National Bank Building, Woolf Brothers Building (demolished), Kaufman Building, J. Arch Butts residence, Siedhoff Residence, Sedgwick County Jail (Munger Building north of Old Sedgwick County Courthouse), US Post Office and Federal Building (NRHP), Smith Bakery (Douglas Photographic), Atchison, Topeka and Santa Fe Depot in Newton, Kansas and many others. Hahner, Foreman & Harness Construction Company maintains an archive of 154 blueprints of Siedhoff's construction projects in Kansas, Missouri, and Oklahoma.¹⁴¹

¹³⁷ *Wichita Beacon*, November 1, 1925.

¹³⁸ *Kansas City Star*, ca. 1915, vertical files, Wichita Public Library.

¹³⁹ *Wichita Morning Eagle*, April 23, 1916, pg. 5.

¹⁴⁰ *Wichita Beacon*, July 15, 1928, pg. 23.

¹⁴¹ City of Wichita Historic Preservation Office and Wichita State University Libraries, Department of Special Collections, *Guide to Drawings and Jobs of Wichita Contractor George H. Siedhoff*.

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Siedhoff had other varied business affiliations. He was the president and owner of the Broadview Hotels Company, director of the Braley Aircraft Company, president of Supreme Propeller Company, vice-president of Braley School of Flying,¹⁴² and president of Eastborough Estates Company. Siedhoff retired from his construction business in 1934 and devoted his time to his investments and the Broadview Oil Company. Siedhoff died September 9, 1966 at the age of 88 in Emporia, Kansas.

Alton Smith (1869-1940) came west to make his fortune in Wichita. Born in Ohio in 1869, he arrived in Wichita in 1895, married the daughter of a prominent family in 1897 and then moved on to the west coast for a period of about eight years. They came back to Wichita in 1908 and Alton started his California Bungalow Company. It isn't known if Smith's California Bungalow Company was the first to introduce the bungalow to Wichita, but Alton Smith's name was certainly one of the first to be associated with the bungalow in early Wichita newspaper accounts. (The photo of Kate English Smith and Alton Smith, about 1900, Wichita Public Library Local History Section.)



Alton advertised his California Bungalow Company in the 1909 Kansas Farmer's Star, one of Wichita's booster magazine supplements.



Andrew W. Soderberg (1889-1965) was born March 20, 1889 in Dwight, Geary County, Kansas. He came to Wichita in 1910 and founded his contracting company in 1918. In addition to single family houses, Soderberg built the Innes Building, Woolworth's, Helzberg's, Ken-Mar and Seneca Square shopping centers, multiple buildings and warehouses on the Beech Aircraft campus and wholesale grocery distributing centers in Pueblo and Denver, Colorado. He died on October 18, 1965 in Eureka, Kansas.

Harold W. Underhill (1891-1967) came to Wichita in 1921. He was born in Onawa, Iowa November 9, 1891. He lived in Wichita in the house that he built at 340 S. Bluff until 1938. Underhill moved to California where he died on November 28, 1967 in Orange.

¹⁴² *Who's Who in Wichita, 1929*, (Wichita, KS: Robert M. Baldwin Publishing Company, 1929), 179.

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Orin A. White (1875-1936), was born August 8, 1875 in Emporia, Kansas. He moved to Wichita in 1905 and had been in the contracting business until his death on January 30, 1936. He built many homes in College Hill¹⁴³. He died at his residence at 384 South Clifton and is buried in Old Mission Cemetery.

¹⁴³ *Wichita Evening Eagle*. January 30, 1936.

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F. ASSOCIATED PROPERTY TYPES

I. PROPERTY TYPE: Single-Family Residence

A. Description

There are 17 architectural styles associated with the historic context “Residential Development in Wichita 1870 – 1957.” Residential development represents over six decades of architectural styles in Wichita and reflects the trends in residential construction for their specific time period as well as the socio-economic status of their owners and developers. Through its railway network, Wichita had access to the stone quarries in southeastern Kansas, and the timberlands of Louisiana, Arkansas, Missouri and eastern Texas. This connectivity is reflected in the range of building materials used in residential construction.

House styles range from large Italianate and Queen Anne residences of the late nineteenth century to less elaborate and modest homes of the first half of the twentieth century. Many of the early twentieth century residences are typical of standardized “plan book” homes, where the contractor or homeowner took inspiration (or in many instances, ordered the plans directly) from the lumberyard, magazines, architect plan books or architectural catalogues. The post-railroad building trends discussed in Virginia & Lee McAlester’s *A Field Guide to American Houses*¹⁴⁴ are also represented in Wichita’s housing stock.

Housing types constructed immediately after the turn of the century were National Folk forms or bungalows, the latter typically with Craftsman details. By the 1920s through the 1940s, such styles as Colonial Revival, Tudor Revival, Classical Revival, Spanish Colonial Revival, Mediterranean Revival, and Italian Renaissance became more predominant.

Wichita’s early twentieth century homes were first and foremost “modern” houses of comfort and convenience. Indoor plumbing, built-in gas, electricity, and central heating became much more commonplace. Laundry facilities began to appear in basements, instead of in back yards or on rear porches. Coal-fired central heating systems almost entirely superseded the wood or coal-burning stoves in the post-Victorian period, even though they had been introduced in 1818. By the 1920s, alternative heating system utilizing steam, hot air, and hot water were widely available. Technological improvements in the kitchen, bath, heating and ventilation systems required much more space and now comprised 25% of the total cost of the house. To compensate for this higher cost, houses overall were smaller and the square footage began to decrease. The average size of the American family decreased as well, from five children in 1870 to three-and-a-half in 1900.

¹⁴⁴ Virginia & Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984 – reprint 2002), 88-101.

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Reflecting a nationwide trend, the majority of Wichita's single-family houses were not architect designed. Local contractors replicated and adapted entire building plans from a variety of sources including books, catalogues, and trade literature. Once such popular source was William Radford's catalogs of house plans, technical books, encyclopedias of construction, and monthly trade journals that he published over 24 years during the early twentieth century. His catalogs included blueprints from original drawings by licensed architects and specifications for the building materials. Radford's first two catalogs focused primarily on Queen Anne designs that were reminiscent of types made popular by the New York City architectural firm Shoppell, Barber, and Palliser. In 1903, Radford developed a modest Queen Anne residence that was a simple boxy form with little stylistic trim. It was slightly more high style than a purely vernacular form, but came with optional upgrades like a projecting side wing, a Palladian window, and shingles in the gable ends. This affordable alternative was a Radford favorite and played on the popularity of the Shingle style of the 1880s. Radford's Shingle style residence of 1903 incorporated a gambrel roof with a patterned shingle work filling the gable ends. It contrasted informal Colonial traits with the formal Colonial Revival style of the early 1890s that employed Classical columns, pediments, entablatures, and a hipped roof.

Romantic and Victorian Eras

Wichita's earliest housing stock touches the very end of the mid-nineteenth century Romantic era that includes such styles as Gothic Revival (1860-1890) and Italianate (1860-1885). As defined by Virginia and Lee McAlester, Romantic-era architectural styles were influenced by Andrew Jackson Downing's early pattern book *Cottage Residences* (1842) that showed several "suitable alternatives to the prevailing Greek classicism."¹⁴⁵ Many more of Wichita's early housing stock is more appropriately placed in the Late Victorian era. Late Victorian is the term used to describe an era in American architecture from about 1860 to 1900 that included numerous styles and was characterized by a "period of rapid industrialization and the growth of the railroads [that] led to dramatic changes in American house design and construction."¹⁴⁶ Many of these styles were popularized through pattern books and World's Fair exhibitions. The styles include Second Empire (1860-1890), Stick style (1860-1885), Shingle style (1880-1890), Romanesque (1870-1890) and Queen Anne (1870-1910).¹⁴⁷ The Stick and Shingle styles often appear in combination with Gothic Revival and Queen Anne styles, respectively, and are not identified as a specific style prevalent in Wichita. Second Empire is an architectural style present in Wichita, but if it was ever used for residential structures, no extant examples are known. Wichita's best-known Second Empire structure is the Eaton Hotel, which is listed in the National Register of Historic Places.

¹⁴⁵ McAlester, 177.¹⁴⁶ McAlester, 239.¹⁴⁷ Cyril M. Harris, *American Architecture: An Illustrated Encyclopedia* (New York: W. W. Norton & Company, 1998), 351.

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Gothic Revival

Gothic Revival is represented in some of Wichita's earliest housing stock of which very few structures remain. The style was diluted and only vernacular interpretations remain extant. The Murdock House (1874) at Old Cowtown Museum is a good example of this style.

Gothic Revival architecture can be seen in cottages, churches and public buildings. The pattern books published by Andrew Jackson Downing (1815-1852) and Alexander Jackson Davis (1803-1892) also helped to popularize this style, particularly for rural cottages. Common characteristics of the style are steeply pitched gabled roofs, center or cross-gable roof configuration, projecting eaves, windows that extend into the gables, bay windows, lancet windows, battlements, decorative brackets, finials, hood and label moldings, quatrefoils and trefoils. Small houses in this style typically have a symmetrical façade.¹⁴⁸

Italianate



Wiedeman House, 1805 S Wichita, photo by Kathy Morgan

One of the most recognizable Italianate structures in Wichita is the National Register-listed Occidental Hotel built in 1873. Residential examples of this style are represented in Wichita dating from the same period and are two-story. Examples in Wichita generally follow Andrew Jackson Downing's informal Italian Villa with a variety of decorative details and vernacular interpretations. Wichita's Italianate residences are executed in wood clapboard, stucco, brick and infrequently limestone.

Italianate-style residences may have symmetrical or asymmetrical facades; typically two-story with masonry walls and less often, wood clapboard or stucco siding; wide projecting eaves with decorative brackets; corner quoins and square tower or bay. The roof can be flat, but is generally a low-pitched gable or hipped roof with decorative chimneystacks or pots. Windows are tall and narrow and may have a segmental arch and hooded crown supported by decorative brackets. Doors may be flanked by classical columns or pilasters or emphasized by a pedimented surround.

¹⁴⁸ Harris, 157.

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Romanesque

The Romanesque style is found in Wichita in vernacular interpretations and is often combined with Queen Anne. Two early well-known Wichita residences were executed in this style, the J. O. Davidson house and the B. H. Campbell house. Only the Campbell house is extant. It is listed in the state and national registers and is known locally as Campbell Castle. The Romanesque style was especially popular on churches, courthouses, libraries, schools, railroad terminals and university buildings. This style was not commonly used for residential architecture because of its massive elements. Characteristics of this style are rough-cut stone, decorative brickwork, arched openings, cylindrical towers with conical roofs or peaked hexagonal roofs topped by a finial, deeply recessed window openings that can be arched or rectangular with double-hung sashes and doorways inset in massive semicircular or segmental masonry arches.



B. H. Campbell House (NRHP), 1155 N River Blvd., photo by Kathy Morgan

Queen Anne

The earliest extant houses were constructed during the boom of the 1880s, and represent the Queen Anne style. This style was at its height nationwide during this period, so it is natural that Wichita's residences reflect the popular styles of the time.

The Queen Anne style was introduced in the United States at the 1876 Philadelphia Centennial Exhibition. This introduction was the beginning of the popularity of the American Queen Anne Style from the mid-1870s until the turn of the 20th Century and was promoted through such publications as *The American Architect and Building News*.¹⁴⁹ Scottish-born architect Richard Norman Shaw (1831-1912) and his followers are attributed with popularization of this style. The Queen Anne style in England is an eclectic style influenced by Gothic and Renaissance architecture. Some American examples incorporated Colonial



Chapman-Noble House, 1230 N Waco, photo by Kathy Morgan

Revival elements.¹⁵⁰ English counterparts are typically brick structures while American Queen Anne structures are

¹⁴⁹ John Milnes Baker, *American House Styles: A Concise Guide* (New York: W. W. Norton & Company, 1994), 71 and 88.

¹⁵⁰ Harris, 266 and 267.

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mostly wood frame with wood lap siding and decorative shingles and fretwork. There are some brick Queen Anne structures in the United States and some particularly fine examples in Kansas, but wood frame is more common.

Key characteristics of the Queen Anne style are its irregular plan and elevations, oriel windows, projecting bays and steeply pitched irregular shaped roof. This style was used for smaller row houses and small cottages, and also for larger multi-storied single-family dwellings resplendent with patterned shingles, spindles, brackets, cutaway bay windows, most often a hip roof with a dominant front gable and cutout bargeboards.¹⁵¹ Technological advances allowed building forms to change from a post-and-lintel construction and incorporate angles that allowed for irregular shaped rooms and roof patterns. Mechanization and railway transportation also allowed for architectural details to be mass-produced, ordered from a catalog, and rail shipped to its final destination. Queen Anne cottages were also popular in Wichita neighborhoods through the first decade of the twentieth century, although these smaller versions tended to have simpler architectural decoration.

Folk Victorian

This style is characterized by the presence of Victorian-era detailing – such as spindlework or decorative shingles – executed on a simple folk house form. The Folk Victorian style, which was popular in modest residential architecture from 1870-1910, can be found on many house forms including simple one-story structures with pyramidal roofs, front-gabled two-story structures, one- or two-story gable-front-and-wing houses, or one- or two-story side-gable. Stylistic details are typically found on the porch and cornice line and mimic popular Gothic Revival, Italianate, or Queen Anne styles.

While rectangular plan houses were generally covered with a gable roof, houses with a square plan commonly had pyramidal hipped roofs. Although slightly more complex in roof framing, they required fewer long rafters and were less expensive to build. One-story examples are more typically found in southern states. In Wichita, this house type typically included tapered wood porch columns with capitals supporting a full entablature, on an otherwise simple vernacular house.

The gable-front-and-wing house form has roots in the earlier Greek Revival-style houses, which were popular in urban settings. The gable-front-and-wing houses were more common in rural areas with larger land area. The form is L-shaped and defined by a side-gabled wing constructed at a right angle to the gable-front section. This house form comes in one- and two-story residences and typically features Victorian-era ornamentation – usually in porch or roof detailing.

¹⁵¹ Rachel Carley, *The Visual Dictionary of American Domestic Architecture* (New York: Henry Holt & Company, 1997), 154-155.

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Alterations commonly found on Folk Victorian houses include enclosed rear porches adapted for use as a laundry room, replacement windows that maintain the original openings and the installation of synthetic siding.

Late 19th and 20th Century Revivals

The new rich in America sought to display the evidence of their material wealth in the houses that they built. It was Twain's "Gilded Age" and the era of the "Four Hundred" that brought about the architectural expression of the era. The most popular styles of the wealthy during early twentieth century included Beaux-Arts, Chateausque, and various Mediterranean Revivals. By the end of World War I, mainstream America also took interest in revival styles including Colonial, Neoclassical, Tudor, and Mediterranean. More modest examples of the revival styles were found on the smaller bungalow house form, which was a one- or one-and-a-half story single-family dwelling with a low profile that is less than 1,000 square feet. This revival era lasted from about 1890 through 1940.¹⁵² These house types often featured a detached one-car garage with access to a rear alley or side driveway.

Common alterations to note in Wichita's revival styles are the replacement of slate or tile roofs with a synthetic composite material that has the appearance of the original roof material; wood shingles replaced with composition shingles; and replacement of original detached garage/carriage house to accommodate larger vehicles. Screened sunrooms or porches on secondary elevations may have been enclosed with glazing that replicates profile of original windows and wood decks added to the rear elevation.

Neoclassical

Classically inspired architecture, such as the Georgian, Federal, and Greek Revival styles that dominated American architecture from about 1770 to 1830, re-emerged during the first two decades of the twentieth century, particularly in public buildings. The 1893 Columbian Exposition celebrated the style's grand scale, symmetry and classical ornament that were characteristic of this style. This resurgence of the Classical style is simpler and more oriented toward an American interpretation of Greek architecture.¹⁵³ Ancient Egyptians originally developed the basic column design, which consists of a pedestal, the column shaft, and the capital. The shaft was either one piece or stacked as



Gelbach House, 1721 Park Place, photo by Kathy Morgan

¹⁵² McAlester, 319.

¹⁵³ Harris, 63-64.

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blocks in a cylindrical form. The Greeks took this basic column and developed three orders – Doric, Ionic and Corinthian – and added fluting to the column shafts.¹⁵⁴ The Romans further embellished the classical orders with two variations – the Tuscan, which was a Doric column without fluting, and the Composite, which stacked an Ionic capital on a Corinthian capital. Another style of classical column is the caryatid, which is a sculpture of a robed woman that performs the same structural function as a column. The vertical column is the fundamental feature of this style.

Another integral element of Classic Revival architecture is the arch. The Romans adapted the use of the arch from the Assyrians, which allowed stone to span wider spaces than post and lintel construction. Romans adapted the use of arches for doorway, bridges, windows and triumphal entryways.

Wichita's residential examples are typically rectangular in plan with the long side facing the street, front-gabled with a wing on each side, low-hipped roofs, symmetrical fenestration, semi-elliptical fanlights and multipaned sidelights. Walls can be brick, stucco, stone or wood clapboard. Other identifying features generally include a symmetrical façade dominated by a full-height porch with the roof supported by classical columns and a central entrance.

Colonial Revival

Popular in Wichita from 1910 to about 1950, this style is most prevalent in the College Hill neighborhood, but can be found in smaller residential structures in Wichita's older neighborhoods. Colonial Revival is an interpretation of late eighteenth- and early nineteenth-century Georgian and Adamesque styles that were executed on a much larger scale with exaggerated architectural details. This style appeared on a few different house forms including the Foursquare and the Cape Cod.¹⁵⁵ Architect William Radford helped popularize the Foursquare house form by the turn of the twentieth century. It is a two-story building, two rooms wide and two rooms deep, also with a low-

pitched roof. It was commonly embellished with Colonial Revival and Craftsman details. Later Colonial Revival-style houses were typically smaller and took on the popular Cape Cod form. This house form was one- to one-and-a-half stories tall, side gabled, and usually featured less than 1,000 square feet of living space.



Naftzger House, 318 N. Belmont, photo by Kathy Morgan

¹⁵⁴ Willy Logan, "Classical Architecture" (accessed online at: www.wilhelm-aerospace.org/Architecture/classical/classic.html)

¹⁵⁵ David Ames and Linda Flint McClelland, "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places National Register Bulletin" (Washington, DC: National Park Service, 2002), 56, 66.

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Characteristics commonly exhibited in the Colonial Revival style include a pedimented portico that extends above the entrance, a classical cornice, wall dormers, broken pediments, brick or clapboard siding, double-hung rectangular sash windows, gabled or hipped roofs, paired or triple windows treated as a single architectural unit, fanlights and sidelights, pilasters and ornamented door entrances.¹⁵⁶

Dutch Colonial Revival

This sub-style of Colonial Revival was popular in Wichita during the early twentieth century. Dutch Colonial Revival is an interpretation of the late eighteenth- and early nineteenth-century Dutch Colonial architecture. Typical features include wood clapboard siding, a gambrel roof with gabled or shed dormers, exterior brick wainscoting, multipaned double-hung sash or casement windows and battened shutters. Gambrel roofs may be executed as the Dutch gambrel with flared eaves, English or New England gambrel roof (in which the upper and lower slopes are the same length with the lower slope being a steeper pitch) and Swedish gambrel (in which the upper slope is shorter with a low pitch and the lower slope is long with a steep pitch). Some of Wichita's Dutch Colonial Revival houses are from a pattern book plan or built by contractors' variations of plan book houses. The house at 115 N. Crestway, for example, is a *Better Homes and Gardens* "Five-Star" house plan originally designed in 1945.¹⁵⁷

Italian Renaissance Revival



Mark Clapp House, 1817 Wellington, photo by Kathy Morgan

This style was popular in America from 1890 through 1930 and is found in the College Hill and Midtown neighborhoods. Italian Renaissance Revival houses are generally symmetrical with flat façades; stucco or masonry walls with different architectural treatments on different stories; beltcourses between stories; cornice that rests on an architrave; quoining; pilasters; dentils; classical columns; low- to moderate-pitched tile roofs; pedimented window heads in multiple shapes; tall, narrow windows; and the main entrance is often a hooded entryway over round arched doors with an entablature supported by pilasters.

¹⁵⁶ Harris, 68.

¹⁵⁷ City of Wichita Historic Preservation Office, working blueprint.

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Tudor Revival

Tudor Revival architecture has its roots in the Eclectic movement that began as the Victorian era was winding down and was popular in America from 1880 through 1940. In Wichita, this popularity extended into the early 1950s. This style is commonly clad in brick, stucco or a combination of brick, wood and stucco; uses false half-timbering applied over stucco; decorated with strapwork of narrow bands; steeply pitch gables; little or no eave overhang; slate or wood shingles; tall, massive, elaborate chimneys with decorative chimney pots; tall, narrow windows double-hung or casement windows with small, diamond-shaped panes arranged in groups of three or more; stone or wood window surrounds; and Tudor-influenced arches around the main entrance and first floor windows. Houses are often two-story, two-and-one-half-story or three-story. These houses are primarily located in College Hill.

Within this revival style is the Jacobean style, based on an interpretation of Late Medieval palaces it emphasized elaborate chimney pots, stone tabs around arched doorways

and windows, steep high-pitched roofs, parapeted gables, multi-paned metal or wood casement windows grouped in strings of three or more and heavy board and batten doors. Patterned brickwork and stonework is also common.



RDW Clapp House, 320 N. Belmont, photo by Kathy Morgan

Spanish Colonial Revival

This style is closely tied to the Mediterranean Revival styles such as Italian Renaissance Revival, and its American counterparts Mission, Spanish Eclectic, Monterey, and Pueblo Revival. All gained popularity in the early twentieth century through the designs of Bertram Grosvenor Goodhue (1869-1924) at the 1915 Panama-California Exposition in San Diego. Goodhue broadened the interpretation of Spanish Colonial architecture by incorporating design elements found throughout Latin American.



C.M. Jackman House, 158 N Roosevelt, photo by Kathy Morgan

Spanish Colonial Revival houses are typically one- or two-story side-gabled structures. The façade is asymmetrical and may have a square tower. It can have wings, but there is not typically an exterior

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arcade. This style is mostly clad in stucco or plaster and infrequently in light colored brick; unglazed wall tiles; low-relief carvings on window and door trim, columns and pilasters; long, covered arcade; low- to moderate-pitched tile roofs; round arches over the most prominent windows; wrought iron or carved wood balconies on windows; heavy wood doors at the main entrance and French doors leading out to patio areas. Examples of Spanish Colonial Revival style can be found in Wichita's College Hill neighborhood, however it is not the area's dominant revival style.

Late 19th and Early 20th Century American Movements

The American Arts and Crafts Movement of the early twentieth century was heavily influenced by the English Arts and Crafts movement led by William Morris (1834-1896) and John Ruskin (1819-1900). Nationwide, this movement lasted from 1900 through 1930, but extended to 1940 in Wichita.

Arts and Crafts-era styles were applied to a few dominant house forms – primarily Foursquares and Bungalows. Architect William Radford helped popularize the Foursquare house form by the turn of the twentieth century. It is a two-story building, two rooms wide and two rooms deep, also with a low-pitched roof. The features and details borrow from the Prairie and Craftsman styles, such as wide, overhanging eaves, square or tapered porch supports, full-length front porches, and horizontal groupings of windows. The most distinctive feature of the Foursquare is its massive appearance. It featured a hipped or gabled roof, whose wide, overhanging eaves were usually enclosed. Often, there were front and side dormers. The front porch was full-length, most usually with a hip roof. As the name implies, it was square or rectangular and exhibited compactness and geometric precision. The Foursquare emerged just as Queen Anne style had reached its peak of fastidious detailing, and remained popular in mail-order catalogs for decades. Sears-Roebuck, Aladdin, Radford, and Home Builders catalogs all had a variety of the Foursquare through the 1930s.

Traditionally, a bungalow is defined as a one or one-and-a-half story single-family dwelling with a low profile that is less than 1,000 square feet. Generally thought of as a one- or one-and-a-half story house noted for its porch roof extending from the body of the house and sweeping over a verandah. The majority of bungalows were built in the United States between 1880 and 1930.¹⁵⁸ The main rationale of the bungalow was to provide the majority of living space on one floor. Plan book catalogs popularized the bungalow as an affordable housing type and applied a variety of stylistic features to them. The majority of bungalows were occupied by moderate- to middle-income families.

Bungalows also reflected the architectural revival styles popular at the time. According to author Robert Winter, the Queen Anne cottage or bungalow was prevalent from 1885-1905; the California style from 1900-1930; the Mission Style from 1890-1915; the Tudor style from 1890-1915; and the Prairie style from 1900-

¹⁵⁸ Robert Winter, *American Bungalow Style* (New York: Simon & Schuster, 1996), 10.

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1920.¹⁵⁹ *The Art Moderne bungalow (1930-1940) was inspired by the streamline designs of locomotives and other modes of transportation.*

Craftsman

The Arts and Crafts Movement began to influence architecture when Gustav Stickley published *The Craftsman* (1901-1916), a magazine with construction drawings that made his houses affordable. The Craftsman style, in many sizes and configurations, featured a nonsymmetrical façade and was typically sheathed in stucco, wood clapboards, or wood shingles. Low- to medium-pitch roofs with wide eave overhangs and exposed roof rafters were primary architectural details. Gabled or shed dormers were also common. Because of the proliferation of pattern books, the Craftsman style became the most popular dwelling style in the country at its time.¹⁶⁰ Wichita architect U. G. Charles used the basics of the Craftsman style to design the Roberts House at 235 N. Roosevelt, which is listed in the Register of Historic Kansas Places and the National Register of Historic Places.

Although examples of Craftsman architecture can be found applied to the Foursquare form, examples in Wichita were most frequently applied to the smaller bungalow house form. Wichita's bungalow heritage is very rich. They appear in every neighborhood developed between 1890 and 1940, and they range from modest working-class domiciles to more elaborate houses that can be identified as a specific architectural style.

Common alterations to Wichita's Craftsman- and Prairie-style residences include the installation of synthetic siding and replacement of original windows with metal clad or vinyl that maintain the original openings. Attic windows in gable ends are often changed to louvered vents or glazing replaced by plywood. Rear porches have sometimes been enclosed to adapt for use as a main floor laundry room. On occasion, a full second-story rear addition was built to allow for growing families. Rear porches have sometimes been enclosed to adapt for use as a main floor laundry room.

Prairie

Developed by a group of Chicago architects, the Prairie style is one of the few indigenous American architectural styles. Frank Lloyd Wright (1867-1959) was considered to be the master of what has become known as the Prairie School and, to a lesser extent, his teacher and employer and Louis Sullivan (1856-1924).

These men had tremendous influence on architects



Gill House, 302 N. Bluff, Photo by Kathy Morgan

¹⁵⁹ Winter, 36.

¹⁶⁰ Harris, 81.

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George W. Maher (1864-1926), Walter B. Griffin (1876-1937), George G. Elmslie (1871-1952), and William G. Purcell (1880-1965), who worked with this style. Wichita is home to the Allen House (1917), the last Prairie style house that Frank Lloyd Wright designed. Lorentz Schmidt, one of Wichita's premier early twentieth century architects, designed his own home 255 N. Belmont in the Prairie style. Other notable homes in College Hill are executed in this style. The Gill House, a Don Schuler design, is also an excellent example of this style.

Popular in the Midwest from 1900-1930, the Prairie style is typically a rectangular two-story plan with one-story wings or porches and often found applied to the Foursquare house form. One of its primary characteristics is that it appears to be organic, low to the ground and integrated with its natural surroundings. Ribbon windows and low-pitched roofs with broad eaves accentuate the horizontality of the design. A porte cochere is a common feature of the Prairie style house. Exterior materials are brick and stucco with stone accents.¹⁶¹ Common alterations to this style include one-story rear or side additions and replacement of original metal casement windows maintaining original openings.

Modern Movement

Modernistic styles gained favor in the 1920s when young Finnish architect Eliel Saarinen nearly won a well-publicized competition to design Chicago's *Tribune* building. Although his design didn't win, his design received attention in the architectural field and gained momentum during the 1930s when streamlined designs for cars, airplanes, and ships grew popular.¹⁶² Few examples of the twentieth century *Modern Movement* exist in Wichita's residential housing stock. Art Moderne and Art Deco residences can be found in the College Hill and Sleepy Hollow neighborhoods, and were built at a time when new construction in those areas was nearing an end. Construction of these styles of houses occurred in Wichita from the 1920s through early 1940s. These styles are more prevalent in Wichita's apartment buildings and public and commercial structures.

Art Deco

The Art Deco style appeared slightly earlier than Art Moderne, and was more commonly found in public and commercial buildings. Relatively few examples of Art Deco-style residences exist in Wichita. Art Deco residences typically feature a smooth stucco exterior surface, but can also be light-colored brick with darker brick or Carthalite¹⁶³ accents. Other character-defining features can include a flat roof, usually with a small

¹⁶¹ Harris, 259.

¹⁶² McAlester, 465.

¹⁶³ Carthalite is a tinted/colored cement material specific to Wichita that was commonly used in the early twentieth century to create polychromatic geometric designs on buildings and structures.

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ledge at the roofline, horizontal grooves or lines in the walls, zigzags and other stylistic geometric stylized motifs, and an asymmetrical design. This style exists with minimal alterations.

Art Moderne

The Art Moderne style was more commonly used in residential architecture than its Art Deco counterpart. Character-defining features of this style generally include an asymmetrical design, a smooth wall surface of stucco or plaster, rounded corners, strong horizontal lines created by parapet caps and window bands, and the use of glass block and casement windows. Art Moderne houses in Wichita are stucco or plaster. Apartment buildings are executed in both stucco and light colored brick. This style exists with minimal alterations.



617 N. Bluff, photo by Kathy Morgan

Minimal Traditional

The economic depression of the 1930s brought about this “compromise style”¹⁶⁴ that is loosely based upon the previously dominant Tudor and Colonial Revival styles, but lacks the degree of ornamentation typical of those styles. Minimal Traditional houses appeared in Wichita from 1940 until the 1960s. Prior to World War II, the Federal Housing Authority (FHA) was active in trying to find ways to stabilize the housing market and reduce the number of foreclosures brought on by the economic depression. FHA published booklets showing floor plans and elevations that were approved for their mortgage insurance encouraging banks to lend money. FHA’s *Principals of Planning Small Houses* was published in 1936 and then periodically updated and republished up through the 1940s.¹⁶⁵ Wartime houses were simplistically designed and featured little architectural ornamentation. Most had only a small stoop for a front porch. The late 1940s produced thousands of small brick veneer and wood-sided houses in this simple Minimal Traditional style. Like the simplistic wartime houses, they were modest in design but retained some stylized architectural details. They were predominately side-gabled, had slight overhanging eaves, and often had a front gable over the attached garage (typically one car). This was the first house-style in Wichita that included an attached garage. Many had covered front porches spanning the width of the house, and perhaps a bit of decorative trim and porch posts that created slightly more architectural interest than the simple stoops of the wartime houses built a few years earlier.

¹⁶⁴ McAlester, 478.

¹⁶⁵ David Ames and Linda Flint McClelland, “Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places National Register Bulletin” (Washington, DC: National Park Service, 2002).

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Common alterations to Minimal Traditional houses include the conversion of the attached single-car garage into living space, installation of artificial siding and installation of replacement windows and doors.

Ranch / Split-Level

The Ranch House, also known as the California Ranch House, has its roots in the Spanish Colonial architecture popularized in this country by Bertram Goodhue (1869-1924) in the early twentieth century. The two architects most credited



314 S. Morningside, built 1952, photo by Kathy Morgan

with incorporating modern architecture and Spanish Colonial

Ranch homes were Cliff May (1908-1989) of San Diego and William Wurster (1895-1973) of San Francisco. Cliff May, a self-taught architect and developer, designed and sold his first Ranch house in San Diego in 1931 during the height of the economic depression for \$9,500.¹⁶⁶ *Sunset Magazine* became the main promoter of the Ranch house, and Cliff May served as the collaborative author for the editorial staff. This is possibly why May is given more credit for designing the Ranch house and its popularization, although most scholars recognize William Wurster who designed the Gregory Farmhouse (1928) that is touted as the first Ranch house. The Ranch house was popular in Wichita from 1930s through most of the 1960s.

This style is distinguished by its livability, flexibility and unpretentious character. The key elements of a Ranch house include its single story; long, low roofline with large overhanging eaves; asymmetrical rectangular, L-shaped, or U-shaped design; open, simple floor plans; large picture windows often decorated with shutters; vaulted ceilings with exposed beams; sliding glass doors that open out to a rear patio; exterior cladding may be stucco, brick, or wood; cross-gabled, side-gabled and hipped roofs; attached one- or two-car garage; and simple or rustic interior and exterior trim. Ranch houses do not have a raised foundation and the house appears to sit on the ground. They may or may not have basements.

Split-level houses rose in popularity in the 1950s as a two-story alternative to the closely related one-story Ranch house. It retained the horizontal lines, low-pitched roof, and overhanging eaves of the Ranch house, but “added a two-story unit intercepted at mid-height by a one-story wing to make three floor levels of interior space.”¹⁶⁷ Its interior space was well planned with noisy living and service areas and quieter sleeping areas. Split-level houses almost always included an attached one- or two-car garage.

¹⁶⁶ Joseph Giovanni, “The Man Behind the Ranch House,” *New York Times*, July 3, 1986.

¹⁶⁷ McAlester, 481.

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Common alterations to Wichita's Ranch houses include the conversion of the one- or two-car attached garage into living space and installation of replacement windows and doors.

B. Significance

Wichita's single-family residences are significant under Criterion C in the area of **ARCHITECTURE** as local representatives of the variety of national housing types and styles from 1870-1957. Even among the modest structures, a wide variety of floor plans and ornamentation are evident. Some houses are excellent examples representative of the work of local architects. Architects and contractors/ builders are significant to the development of Wichita's housing stock and represent the nation's response to the boom and bust economies that occurred throughout the late nineteenth and early twentieth centuries. Their adaptation of popular architectural styles and pattern book house plans to local housing demands reflects the socio-economic strata of business entrepreneurs and blue collar workers that were important to the growth and development of Wichita as a regional distribution and service center.

As the county seat and largest city in the state by the 1940s,¹⁶⁸ Wichita had become the city that it boasted of in its early days of promoting itself as the "Peerless Princess of the Plains." Thousands of people came to Wichita in response to economic opportunities made available by the cattle industry and packing plants, milling industry, wholesaling industry, associated oil industry activities and the cutting edge aviation industry. The single-family housing stock is a physical record of their impact on the community. Properties owned by significant persons may also be significant under Criterion B. Properties can be eligible under Criterion A in the area of **COMMUNITY PLANNING AND DEVELOPMENT** or **ETHNIC HERITAGE**. In the former, the residences are located in a cohesive grouping of other dwellings, and represent one or more of the contexts. For the latter, the property must be associated with Wichita's African American, Hispanic or Chinese history. These ethnic groups were an integral part of the packing plants, milling facilities and service industries.

C. Registration Requirements

To be eligible for listing in the National Register of Historic Places, the resource must retain sufficient architectural integrity and physical historic characteristics to enable identification of associations with a recognized architectural style listed in *National Register Bulletin 16A: How to Complete the National Register of Historic Places Registration Form*, including the presence of the original character-defining elements. The physical characteristics and qualities described above must be sufficiently illustrated and the degree of integrity required must be sufficient to support the significance of the building's specific contribution to one or more historic contexts identified in Section E. Aspects of integrity to be considered

¹⁶⁸ James Shortridge, *Cities on the Plains: The Evolution of Urban Kansas* (Lawrence: University Press of Kansas, 2004), 247.

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include location, setting, design, workmanship, materials, associations with established historic contexts, and ability to convey feelings related to its associative, artistic, and/or information value.

Generally, this requires that these domestic buildings retain the architectural composition, ornamental treatments, and materials of their original primary exterior elevation(s) and a high degree of the materials and original design of their secondary elevations. In particular, the retention of the original roof form, wall materials, and fenestration patterns and their component parts is required. Because of the modest sizes of some of these buildings, many reflect the addition of historic extensions and wings on the rear elevations that may have achieved historical significance in their own right and do not necessarily diminish the building's ability to communicate its period(s) of construction and significant associations. Due to the age of these buildings and their continued use, a certain degree of deterioration and loss is to be expected. Alterations, such as the loss or removal of minor ornamental detailing or the replacement of wood doors and window units (while retaining the original openings, sills, and lintels) are common and do not necessarily diminish a building's visual associations with the historic contexts.

Primary façade alterations and loss of architectural features where no historic photographic record exists may preclude a resource from listing. Visual integrity of the primary façade from a public street is very important. A resource located on a corner lot shall have both street-facing elevations retaining a significant level of integrity. Because the original exterior materials are often important character-defining elements of residential styles, the presence of non-original or non-historic wall covering may impact the integrity of the building. The extensive use of non-original exterior wall materials that cannot be reversed can negate the historic architectural integrity of the building. Consultation with the Cultural Resources Division of the Kansas Historical Society is recommended to ascertain the impact of non-original siding over original siding on the building's overall historic/architectural integrity.

The plan and massing of original or historic front porches should be retained. Porch supports and balustrades may be altered, but should display patterns compatible with size and detailing to the residence. The resource should be readily identifiable to the period it was constructed. The affect of alterations and/or additions on the eligibility of a resource is somewhat dependent on the architectural style or house type. While retention of a character defining / stylistic features is very important, compatible replacement materials that match in size, scale and appearance may be acceptable.

Interior changes, including the loss of ornamental detailing and trim, specific architectural elements, and even the wholesale rearrangement of floor plans may not be significant to the building's perceived contribution to certain historic contexts if the defining exterior design elements (location, setting, siting, or contribution to the streetscape) remain intact. Buildings that are nominated for their contribution to the understanding of interior spatial arrangements should retain character-defining interior architectural features.

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Outbuildings, detached garages, and carports should be evaluated for contributing or non-contributing status. To be contributing, a historic outbuilding or garage should be in its original location and retain a sufficient degree of its original materials and openings. The retention of a vehicular opening is key for a garage to be considered contributing. Generally, an outbuilding or garage with non-original siding should be considered non-contributing. A non-original detached garage will likely be assigned non-contributing status unless it has gained significance in its own right. Attached non-historic garages and/or carports to a historic residence is generally not recommended and may negatively impact the eligibility of the historic resource. Non-historic detached garages should be located on the lot in such a manner that does not negatively impact the historic residence, such as at the rear of the lot. Roof configuration, exterior cladding material, and siding profile must be compatible with the main structure. The footprint and height of the garage must be subordinate to the main structure.

Eligibility of single-family residences is not dependent upon documentation of architects or builders that are identified in this document.

II. PROPERTY TYPE: Multi-Family Residence

A. Description

Two general categories of multi-family housing are discussed below: duplexes/triplex/fourplex and apartment buildings. This property type includes building specifically designed and constructed to function as multiple-family residences and can be present in a variety of popular late nineteenth and early twentieth century styles – especially the revival styles such as Colonial, Classical, Tudor, and Spanish.

Single-family homes that were converted into apartments are not included in this category and should be evaluated as historic single-family residences. From 1874 through 1916,¹⁶⁹ boarding and rooming houses were available to Wichita residents. Rooming houses were located close to the railroad depots and the boarding houses were scattered throughout what is now the downtown commercial district. They are not included as part of this property type because no extant structures that have been identified in historic newspaper accounts remain.

Full descriptions of the two property types are provided below:

¹⁶⁹ *Tihen Notes* listed a number of references to boarding and rooming houses.

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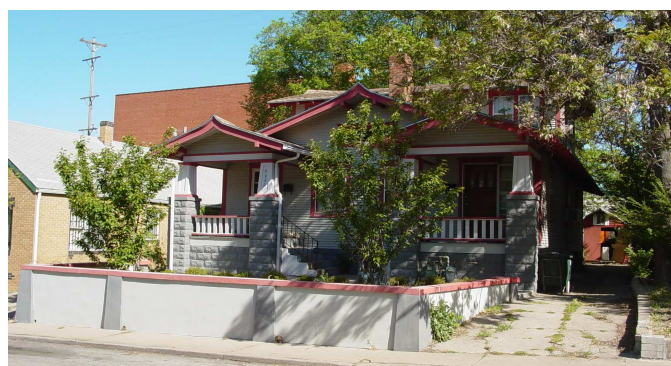
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Duplex, Triplex, Fourplex

A duplex is a house having separate living units for two families with two separate entrances. It is one to two stories and is most often arranged side by side and resembles a single-family residence. The main elevation is most often oriented toward the street much like a typical single-family residence. The duplex appears in all Wichita neighborhoods and may be clad in brick, stone, wood lap or combination of the three. This type of residence is specifically built as a two-family unit and should retain architectural integrity and historic characteristics to enable identification of the



3222-3224 Oakland, photo by Kathy Morgan

property type. Although the earliest reference to a duplex in Wichita is 1886, this property type was most popular in the early twentieth century and often exhibited Craftsman characteristics. They were often built on established lots within previously-platted neighborhoods to blend with single-family residences.

Triplexes and fourplexes were developed in the 1940s and 1950s during the city's housing shortages of the post-World War II and Korean War eras and appear in most subdivisions that were built at that time. Triplex and fourplex developments were built on acreage as opposed to the duplex, which was constructed on one or two platted lots, and appear to be patterned after the Federal Housing Administration's planned communities of the late 1930s and early 1940s that were designed for up to three story units. In Wichita, however, where land was cheap, these developments were executed in single story buildings. These buildings are most often one story minimal traditional design and typically brick construction.

Apartment Building

Wichita's purpose-built apartment buildings were specifically designed and constructed to function as multiple-family dwellings.¹⁷⁰ These buildings are at least two stories tall, containing three self-sufficient units and were constructed from 1895 to 1957. Defining characteristics of this property type include its exterior (main façade) appearance and basic configuration of the original floor plan outlining public hallways and apartment units. There are eight subtypes of the historic purpose-built apartment represented in Wichita's building stock. Details about each subtype are outlined below:

¹⁷⁰ Apartment building types are identified based on the National Register Multiple Property Documentation Form prepared by Emily Hotaling Eig and Laura Harris Hughes entitled "Apartment Buildings in Washington, D.C. 1880-1950," 1994.

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1. Conventional Low-Rise Apartment Building

- Constructed between 1895 and 1957
- At least two stories and no more than four stories tall
- Contains at least five self-sufficient dwelling units with private kitchen and bath facilities
- Has a single main public entrance
- Often has a colonnaded balcony
- Was not built with an elevator
- Retains sufficient architectural integrity (as outlined in

National Register Bulletin 16A: How to Complete the National Register of Historic Places

Registration Form) and historic characteristics to

enable identification with the property type – including the façade appearance and the basic configuration of the original floor plan outlining the public hallways and apartment units



Kentucky Apartment, 2606 E. Douglas, photo by Kathy Morgan

2. Conventional Mid-Rise Apartment Building

- Constructed between 1895 and 1957
- At least five stories and no more than nine stories tall
- Contains at least 15 self-sufficient dwelling units with private kitchen and bath facilities
- Has a single main public entrance
- May have been constructed with an elevator
- Retains sufficient architectural integrity (as outlined in

National Register Bulletin 16A: How to Complete the National

Register of Historic Places Registration Form) and historic characteristics to enable identification

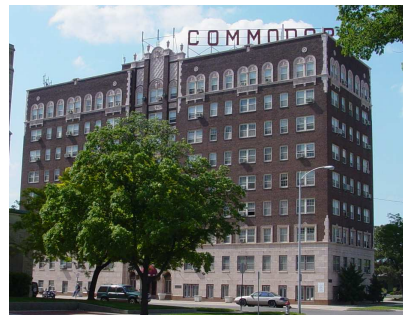
with the property type – including the façade appearance and the basic configuration of the original floor plan outlining the public halls and apartment units



Shirkmere Apartments, 256 N. Topeka, Photo by Kathy Morgan

3. Apartment Hotel Building

- Constructed between 1895 and 1957
- At least six stories and no more than twelve stories tall
- Contains at least 27 self-sufficient dwelling units with private kitchen and bath facilities
- Contains at least five units that were strictly hotel room use



The Commodore, 222 E. Elm, Photo by Kathy Morgan

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- Has a single main public entrance
- Was constructed with at least one elevator
- Retains sufficient architectural integrity (as outlined in *National Register Bulletin 16A: How to Complete the National Register of Historic Places Registration Form*) and historic characteristics to enable identification with the property type – including the façade appearance and the basic configuration of the original floor plan outlining the public halls and apartment units

4. Garden Apartment Building

- Constructed between 1918 and 1935
- Consists of a group of at least two buildings designed and sited to relate to a surrounding landscape
- At least two stories and no more than four stories tall
- Contains at least four self-sufficient dwelling units per building with private kitchen and bath facilities
- Has a single main public entrance
- Was not built with an elevator
- Retains sufficient architectural integrity (as outlined in *National Register Bulletin 16A: How to Complete the National Register of Historic Places Registration Form*) and historic characteristics to enable identification with the property type – including the façade appearance and the basic configuration of the original floor plan outlining the public halls and apartment units



Riverview Apartment, 404-408 Back Bay, photo by Kathy Morgan

5. Commercial/Residential Apartment Building

- Constructed between 1900 and 1945
- Ground floor built for public-oriented commercial use
- At least one but no more than three floors of residential units above the ground floor
- Contains at least three self-sufficient dwelling units with private kitchen and bath facilities;
- Has a separate entrance to the residential units;
- Presenting massing and general detailing associated with commercial architecture;



1106 E. Douglas, photo by Kathy Morgan

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- Retaining sufficient architectural integrity (as outlined in *National Register Bulletin 16A: How to Complete the National Register of Historic Places Registration Form*) and historic characteristics to enable identification with the property type – including the façade appearance and the basic configuration of the original floor plan outlining the public halls and apartment units

6. Luxury Apartment House

- Constructed between 1918 and 1957
- At least three stories tall
- Contains at least five self-sufficient dwelling units with private kitchen and bath facilities;
- Has a single or multiple main public entrances
- Was built with at least one elevator
- Retains its grand public lobby
- Was built with facilities such as dining rooms, personal care services, laundry/dry cleaning services, reception rooms, garaging for automobiles
- Was designed with a high degree of aesthetic concern and retains features that display this
- Was built to offer individual apartment units with special design features including, but not limited to, high quality interior architectural plans and detailing and notable architectural or functional elements
- Retains sufficient architectural integrity (as outlined in *National Register Bulletin 16A: How to Complete the National Register of Historic Places Registration Form*) and historic characteristics to enable identification with the property type – including the façade appearance and the basic configuration of the original floor plan outlining the public halls and apartment units



Hillcrest Apartments, 115 S. Rutan, photo by Kathy Morgan

7. Stacked Flats Apartment Building

- Constructed between the years of 1918 - 1945
- At least two stories and no more than four stories tall
- Contains one self-sufficient dwelling unit with private kitchen and bath facilities per floor
- Built with a single or multiple public entrances
- Was not built with an elevator
- Retains sufficient architectural integrity (as outlined in *National Register Bulletin 16A: How*



1331 N. Market, photo by Kathy Morgan

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to Complete the National Register of Historic Places Registration Form) and historic characteristics to enable identification with the property type – including the façade appearance and the basic configuration of the original floor plan outlining the public halls and apartment units

8. Court Apartment

- Constructed between the years of 1905 - 1945
- A grouping of at least two buildings designed and sited to relate to surrounding landscape
- One story
- Contains at least four self-sufficient dwelling units with private kitchen and bath facilities
- Has individual entrances and exits for each unit
- Has a pedestrian entryway into the court area
- Retains sufficient architectural integrity (as outlined in *National Register Bulletin 16A: How to Complete the National Register of Historic Places Registration Form*) and historic characteristics to enable identification with the property type – including the façade appearance and original or compatible windows



923-29 Coolidge, photo by Kathy Morgan

B. Significance

This property type is significant to the historic contexts identified and documented in Section E of this Multiple Property Documentation Form specifically for: (1) its role in the changing domestic living patterns of the residents of Wichita, Kansas; (2) for its impact on the appearance of the City's evolving residential neighborhoods; and (3) its associations with the development patterns of the City. The purpose-built apartment building that emerged in Wichita in the late 1800s and early 1900s reflected the growth of the City to the point that the market existed for diverse housing options. This type of housing was a significant departure from Wichita's previous residential patterns, and primarily reflected a rapidly growing middle-class population. Built by developers as an investment, the apartment building allowed for maximum land use and directly impacted the needs for public transportation and patterns of growth.

This property type has significance primarily in the areas of ARCHITECTURE, COMMUNITY PLANNING AND DEVELOPMENT, SOCIAL HISTORY and ETHNIC HERITAGE.

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Multi-Family buildings may be listed in the National Register of Historic Places under Criterion C in the area of ARCHITECTURE as a representative of the variety of national building types and styles from 1870-1957. The architects and contractors/ builders are significant to the development of housing stock in Wichita and represent a broad pattern of the nation's response to the boom and bust economies that occurred during that time frame. Their adaptation of purpose-built apartments to local housing demands reflects the socio-economic strata of business entrepreneurs and blue-collar workers that were important to the growth and development of Wichita as a regional distribution and service center. Although some individual buildings may lack architectural detailing, the concentration of those linked by common methods of construction, plan, form or association with a particular architect or contractor/builder provides a greater significance.

As the county seat and largest city in the state by the 1940s,¹⁷¹ Wichita had become the city that it boasted of in its early days of promoting itself as the "Peerless Princess of the Plains." Thousands of people came to Wichita in response to economic opportunities made available by the cattle industry and packing plants, grain mills, wholesaling industry, associated oil industry activities and the cutting edge aviation industry. The housing stock is a physical record of their impact on the community.

Multi-family buildings may be eligible for listing in the National Register of Historic Places under Criterion A in the areas of COMMUNITY PLANNING AND DEVELOPMENT, SOCIAL HISTORY, and/or ETHNIC HERITAGE. For the latter, the property must be associated with Wichita's African American, Hispanic or Chinese residents. These ethnic groups were an integral part of the packing plants, milling facilities and service industries.

C. Registration Requirements

To be eligible for listing in the National Register of Historic Places, the characteristics and qualities described above must be sufficiently illustrated and the degree of integrity required must be sufficient to support the significance of the building's specific contribution to one or more historic contexts identified in Section E. Aspects of integrity to be considered include location, setting, design, workmanship, materials, associations with established historic contexts, and the ability to convey feelings relating to its associative, artistic, and/or information value. Eligibility is not exclusive of architects or contractor/builder that are not specifically identified in this document.

Integrity of design as a duplex, triplex, four-flex or apartment building is important in the building's ability to convey its historic function. Generally, this requires that the multi-family buildings maintain its architectural composition, materials, and ornamentation on the primary elevation. Primary façade alterations and loss of architectural features where no historic record exists could preclude a resource from listing.

¹⁷¹ Shortridge, 247.

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Visual integrity of the primary façade from a public street is very important. A resource located on a corner lot shall have both street-facing elevations retaining a significant level of integrity. The plan and massing of original front porches should be retained. Porch supports and balustrades may be altered, but should display patterns compatible with size and detailing of the original residence. The resource should be readily identifiable to the period it was constructed. Alterations that have achieved their own significance as identified in Secretary of Interior's *Standards for Rehabilitation* are allowed.

Additions to multi-family residences will negatively impact the building's integrity and should be carefully evaluated. While retention of character-defining features for the style and/or building type is very important, replacement materials that adhere to the Secretary of the Interior's Standards for Rehabilitation may be acceptable.

Common alterations include the loss of ornamentation detailing, replacement of doors, and window sashes, which does not necessarily diminish the building's ability to convey its historic function, but should be carefully evaluated. Because the original exterior materials are often important character-defining elements of residential styles, the presence of non-original or non-historic wall covering may impact the integrity of the building. The extensive use of non-original exterior wall materials that cannot be reversed can negate the historic architectural integrity of the building. Consultation with the Cultural Resources Division of the Kansas Historical Society is recommended to ascertain the impact of non-original siding over original siding on the building's overall historic/architectural integrity.

III. PROPERTY TYPE: Residential Historic District

A. Description

There are four residential National Register historic districts in Wichita. Three of these districts were established in the late 1970s and early 1980s as local districts. In 2005, the Wichita Historic Preservation Office reevaluated these three districts and listed them in the Register of Historic Kansas Places and the National Register of Historic Places.¹⁷² The districts are located north of the historic central business district and are comprised of approximately 400 resources. Although there are some brick and stone resources in the districts, the predominant building material is wood frame with wood clapboard siding.

Only the neighborhoods within the 1919 corporate city limit of Wichita have been surveyed. There are several residential areas within these limits that are potentially eligible for listing in the National Register as historic districts, such as the bungalow developments in the Riverside, Delano, and South Central

¹⁷² Bitting Historic District, Park Place/Fairview Historic District, Topeka-Emporia Historic District.

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neighborhoods. Also, within those neighborhoods are groupings of Minimal Traditional-style houses that could also qualify for listing in the National Register as historic districts. The area within the post-1940 growth boundary provides the most potential for additional survey and mid-century historic districts. There are Ranch-style subdivisions that could also qualify for listing, but they have yet to be fully surveyed. More generally, there are pockets of development representing multiple styles over several decades that may be eligible under this Multiple Property Documentation Form.

Several properties in the early twentieth century College Hill neighborhood have been individually listed in the National Register. However, this one-square mile residential neighborhood of approximately 2,000 buildings erected between 1910 and 1935 is potentially eligible for listing in the National Register as one large historic district or several smaller districts. A survey of College Hill was completed in 1991.

A group of resources that fall within the above-referenced descriptive parameters of a historic *Single-Family Residence* and *Multi-Family Residence* may be eligible for listing in the National Register as a historic districts. Historic neighborhood features, such as sidewalks, streetscapes, alleyways, retaining walls, and gated entrances, contribute to the overall feeling of the neighborhood as a reflection of common preferences and attitudes at the time of development.

B. Significance

A residential historic district has significance primarily in the areas of ARCHITECTURE, COMMUNITY PLANNING AND DEVELOPMENT, SOCIAL HISTORY and perhaps ETHNIC HERITAGE. Although some individual buildings may lack architectural detailing or an association with local history or historical movements, they may contribute to the significance of a collection of neighboring buildings that are linked by common methods of construction, plan, or form or by a common history.

A residential historic district may be significant under National Register Criterion C in the area of ARCHITECTURE as a local representative of the variety of national housing types and styles from 1870-1957. The adaptation of popular architectural styles and pattern book house plans to local housing demands reflects the socio-economic strata of business entrepreneurs and blue collar workers that were important to the growth and development of Wichita as a regional distribution and service center.

Residential historic districts also may be significant under National Register Criterion A in the areas of COMMUNITY PLANNING AND DEVELOPMENT, SOCIAL HISTORY, and/or ETHNIC HISTORY. For the former, a district must demonstrate local, state, or national significance for its association with the planning and development of Wichita. For the latter, the property must be associated with Wichita's African American, Hispanic, or Chinese residents. These ethnic groups were an integral part of the packing plants,

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milling facilities and service industries. As the county seat and largest city in the state by the 1940s,¹⁷³ Wichita had become the city that it boasted of in its early days of promoting itself as the “Peerless Princess of the Plains.” Thousands of people came to Wichita in response to economic opportunities made available by the cattle industry and packing plants, milling industry, wholesaling industry, associated oil industry activities and the cutting edge aviation industry. The *Single-* and *Multi-Family* housing stock is a physical record of these industries’ impact on the community.

C. Registration Requirements

To be eligible for listing in the National Register of Historic Places as an historic district (as part of the Multiple Property Document), the characteristics and qualities described above must be sufficiently illustrated and the degree of integrity required must be sufficient to support the significance of the district’s specific contribution to one or more historic contexts identified in Section E.

A district may be comprised of historic *Single-* and/or *Multi-Family Residences*, and is not limited to a single property type or style. A higher percentage of resources must contribute to the district by maintaining integrity of location, setting, design, workmanship, materials, associations with established historic contexts, and the ability to convey feelings relating to its associative, artistic, and/or information value. Primary façade alterations and loss of architectural features where no historic photographic record exists may preclude a resource from listing. Visual integrity the primary façade from a public street is very important. Additions to a rear elevation should not overwhelm the historic building and should be architecturally compatible. Façade symmetry (or asymmetry), original finishes with the exception of roof materials and fenestration patterns should be evident. Replacement windows may be allowed where the proportion of the original opening is maintained.

Common alterations may include the loss of ornamentation detailing, replacement of doors, and window sashes, which does not necessarily diminish the building’s ability to convey its historic function, but should be carefully evaluated. Because the original exterior materials are often important character-defining elements of residential styles, the presence of non-original or non-historic wall covering may impact the integrity of the building. The extensive use of non-original exterior wall materials that cannot be reversed can negate the historic architectural integrity of the building. Consultation with the Cultural Resources Division of the Kansas Historical Society is recommended to ascertain the impact of non-original siding over original siding on the building’s overall historic/architectural integrity. Porch supports and balustrades may be altered, but should display patterns compatible with size and detailing to the residence. The resource

¹⁷³ Shortridge, 247.

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should be readily identifiable to the time period it was constructed. Alterations that have achieved their own significance as identified in Secretary of Interior's *Standards for Rehabilitation* are allowed.

A historic district should retain its original site planning with uniform setbacks, lot sizes, sidewalks, streets, and landscaping. While retention of character-defining features for the style and/or house type is very important, replacement materials that match in size, scale and appearance should meet the Secretary of Interior's *Standards for Rehabilitation*.

Outbuildings, detached garages, and carports should be evaluated for contributing or non-contributing status. To be contributing, a historic outbuilding or garage should be in its original location and retain a sufficient degree of its original materials and openings. The retention of a vehicular opening is key for a garage to be considered contributing. Generally, an outbuilding or garage with non-original siding should be considered non-contributing. A non-original detached garage will likely be assigned non-contributing status unless it has gained significance in its own right. Attached non-historic garages and/or carports to a historic residence is generally not recommended and may negatively impact the eligibility of the historic resource. Non-historic detached garages should be located on the lot in such a manner that does not negatively impact the historic residence, such as at the rear of the lot. Roof configuration, exterior cladding material, and siding profile must be compatible with the main structure. The footprint and height of the garage must be subordinate to the main structure.

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APPENDIX F-1 Bungalows in Wichita, Kansas



2402-2404 W. Douglas



2406-2408 W. Douglas



426 S. Elizabeth



215 N. Sedgwick

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615 S. Vine



1342 N. Emporia



1010 N. Market



1105 N. Market

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1234 N. Topeka



533-535 N. Topeka



316 N. Bluff



333 N. Bluff

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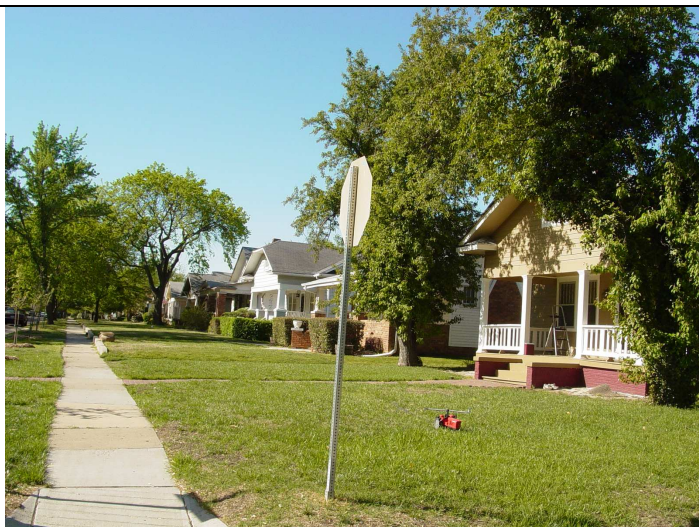
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348 N. Bluff



Streetscape: 400 block, N. Bluff



Streetscape:
300 block, N. Broadview-Looking south



Streetscape:
300 block, N. Broadview-Looking north

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401 N. Broadview



427 N. Broadview



155 Circle Drive



343-323 N. Fountain

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112 S. Fountain



220 S. Fountain



303 S. Fountain



323 S. Fountain

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3211 E. Oakland



3222-3224 Oakland



3202-3212 E. Oakland



216 N. Quentin

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3001 E. Second St.



142 N. Volutsia



3435 E. Pine



329 S. Chautauqua

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139 S. Erie



141 S. Erie



151 S. Erie



245 S. Erie

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224 S. Estelle



130 S. Estelle



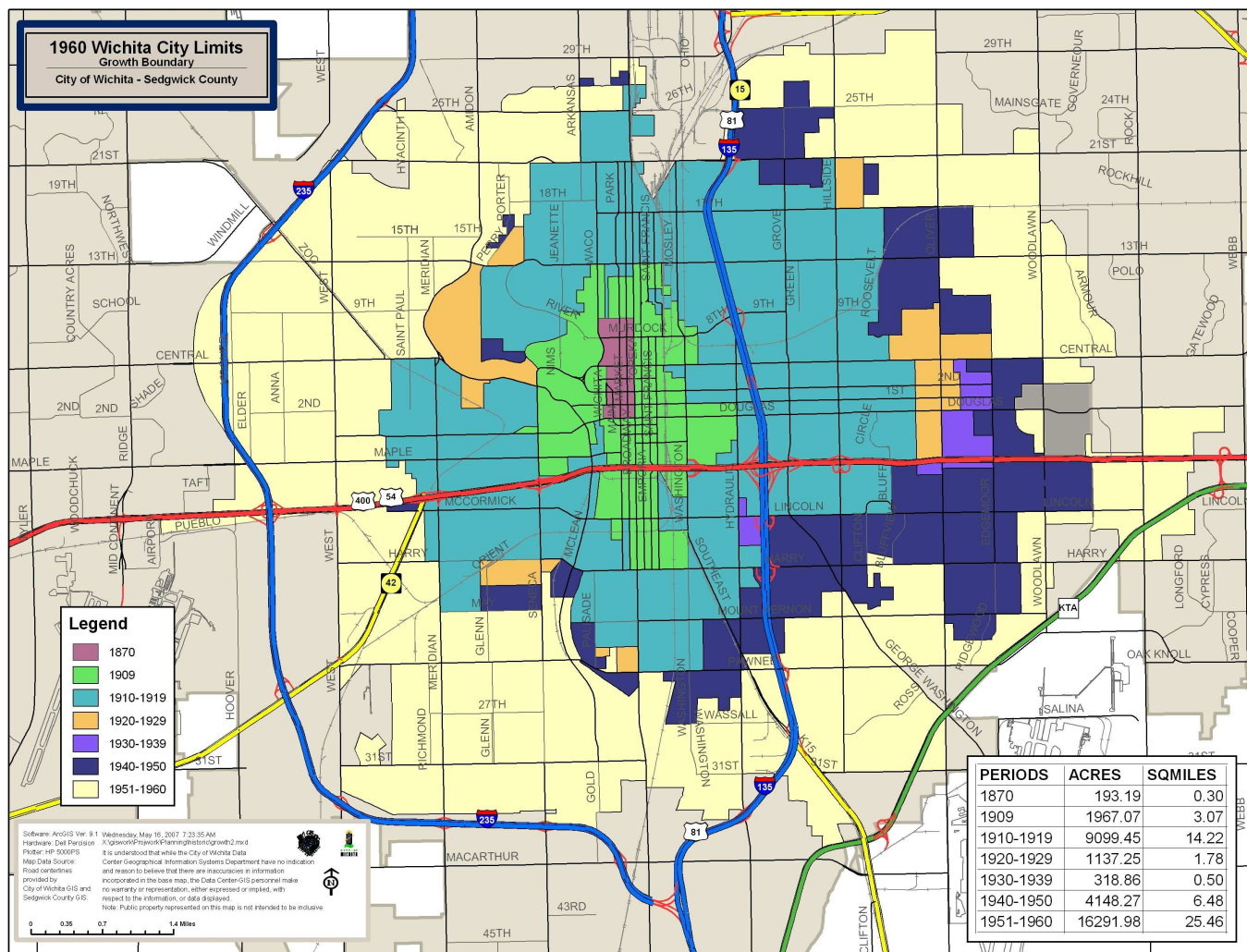
419 S. Estelle



224 S. Volutsia

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The Residential Resources of Wichita, Kansas - 1870-1957 is located within the corporate limits the City of Wichita. The majority of resources will occur within the 1960 Growth Boundary.



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H. Summary of Identification and Evaluation Methods

This multiple property document is based on several sources. Since 1990, Wichita has been collecting information about its historic neighborhoods. Historic resource surveys have been completed for Delano, Midtown, Riverside, McAdams, Fairmount and College Hill neighborhoods. Each survey report has an historic context statement and a form completed for each resource within the survey area that includes a black and white photo at the time of the survey, architectural description, historic City directory information, owner at the time, architect (if known) and contractor/builder (if known). These surveys provide the database to identify the architectural styles and property types. To supplement this information, the City of Wichita's historic permit card file was used to determine date of construction and contractor name. Streets were picked at random from within the geographic area to build a partial list of the more active contractors/builders.

Information on architects was compiled from blueprint archives at Wichita State University Libraries' Department of Special Collections and private archives. Not all architects that were in practice during the period of significance of this multiple property document have been listed by name. The compilation of the contractors and builders was gathered through newspaper accounts listed in the Tihen Notes. Dr. Edward N. Tihen read and took notes from nearly every issue of Wichita's newspapers dating from 1872 to 1982. Known as the "Tihen Notes," there are nearly 6,000 transcribed pages. Dr. Tihen's notes reflect the people, places and events that have shaped Wichita's history.¹⁷⁴ The Wichita City Directories were used to document the practice and active business operations of the architects, contractors and builders. Biographical information was gleaned from U.S. Census documents, birth, marriage and death records, and military records accessed from Ancestry.com. Local cemetery records and obituaries published in the newspapers were used to confirm information gathered from genealogy websites.

Approximately 500 structures are included in Wichita's four residential local, state and national register listed historic districts. Another 85 residences are individually listed. Many of the architects and contractors/builders are represented among the listed properties.

Dr. Craig Miner's books on the history of Wichita, Dr. James Shortridge's book *Cities on the Plains*, and Norbert Schoenauer's book *6,000 Years of Housing* were used extensively to formulate historic contexts.

¹⁷⁴ The Tihen Notes are accessible online at: http://specialcollections.wichita.edu/collections/local_history/tihen/index.asp

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